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HOUSING ELEMENT

of The **BAKERSFIELD** METROPOLITAN AREA GENERAL PLAN



*City planning Bakersfield
housing*

KERN COUNTY, CALIFORNIA

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PLANNING ——— CONSULTANTS**

FOR STUDY PURPOSES ONLY.

FOR STUDY PURPOSES ONLY

THE HOUSING ELEMENT
OF THE GENERAL PLAN

For

CITY OF BAKERSFIELD, CALIFORNIA

And

KERN COUNTY, CALIFORNIA

May 1971

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HOUSING ELEMENT

KERN COG GENERAL PLAN

The objectives of the Housing Element of the Kern County General Plan are to establish communitywide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for the housing needs of all economic segments of the community.

I. Goals

The housing goals of the communities of Kern County are to provide a full range of housing choices for all economic and social groups without the deterrents of unreasonable cost, location, condition and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community need not detract from the physical environment and economic make-up of the community but enhance its appearance and economic functioning through greater efficiency and community involvement.

A. Statements of Principles, Standards and Objectives must be coordinated by the county, its cities, and other agencies involved in housing. Objectives must be both immediate (for a three or four year period) and long range (ten to twenty years).

1. Principles.

a. Housing should be provided for and available to all income, ethnic and racial groups.

b. Adequate choice should exist in type of dwelling unit, size, location, and whether to be owned, leased or rented.

c. Vacant urban residential land and areas in need of redevelopment or renewal should be used for housing low and moderate income families in preference to converting more expensive areas or to use raw land in the urban fringes.

d. New techniques to provide housing, including such factors as construction, design, flexibility, new materials, and financing should be encouraged as part of the solution to existing and future housing problems.

e. Housing problems transcend municipal and county boundaries, making it necessary that all agencies and jurisdictions communicate and coordinate programs affecting housing and related items.

f. Programs should be encouraged that make best use of existing housing stock through rehabilitation and modernization. Financial inducements and aid programs to benefit both owner and consumer should be developed at the state level, such as tax benefits for improving housing as opposed to increased assessments. Enabling legislation to accomplish this should be encouraged.

g. No demolition of existing occupied units should be ordered until replacement units have been secured.

h. Housing plans must relate to other elements of the General Plan such as Transportation, Land Use, and Community Facilities, including sewer, water, streets and other public services.

2. Standards.

a. Community General Plans should include housing standards consistent with housing needs of all segments of the community recognizing factors such as age, income, family, and mobility.

b. Housing standards should be such as to insure a decent, safe, and sanitary dwelling of such configuration as to provide for basic needs of the family unit.

c. Environmental standards should be consistent with community goals.

Varying environmental conditions shall not detract from total housing environment to encourage deterioration of neighborhoods or dwellings.

d. Physical improvement standards should be consistent with residential densities and ability of both community and housing consumer to pay.

e. Emphasis on providing dwelling units should not diminish effort on neighborhood or community design or attendant community needs related to housing, such as recreation, open space and education.

f. The relationship of employment, transportation and housing must be recognized so that an inordinate amount of expenditure both by government and the public is not spent on either housing or transportation because of distance between home and work. Communities must provide both employment and housing for their residents consistent with a free choice of opportunity in finding both.

g. Areas for housing for all segments of the housing market must be located and identified for development.

3. Objectives (for a three or four year period).

a. Achieve coordination of housing goals, plans and objectives of county communities making up the housing markets.

b. Stimulate new housing, rehabilitation of existing housing stock and access to housing by the disadvantaged through whatever programs become available.

c. Develop local interest leading to local programs for recognizable housing needs to be satisfied.

d. Specific problem areas that are not indigenous to all counties or metropolitan areas must be provided for as typified by the farm labor community and the rural population concentrations.

e. Existing agencies and institutions that are capable of action or increased activity toward providing housing or aid in satisfying housing needs must be mobilized to maximum effectiveness.

f. Existing adopted general plans of the cities and the county must be reviewed to include housing elements to insure achievement of housing goals both for the total community under consideration.

g. Total involvement of all those affected by public and private programs in regard to housing must be included in the planning and implementation of large-scale efforts affecting their future environment.

h. Housing programs including public expenditures must be related to all programs, particularly environmental programs and economic development, in order to achieve recognized public goals.

i. Review existing policies that relate to housing and its availability to all segments of the community.

II. Preliminary Identification of Housing Problems

The communities of Kern County are increasingly concerned about the amount, cost, condition and arrangement of housing in both urban and rural areas. The following conditions are known to exist:

A. Both rental and sales housing are in short supply, resulting in:

1. Low vacancy rate.
2. High rental rates in relation to per-capita income.
3. Limited choice in location, type, and size of unit (limited apartment development).

4. Retarded redevelopment and replacement programs.

5. Because of limited public housing programs now in existence, their full potential has not been realized.

6. Scatteration of housing developments has increased costs of services and taxes accordingly, conversely reducing the appeal to provide services.

7. Establish an equitable tax base so that proliferation of mobile homes will not deter construction of permanent homes.

B. Concentrations of minority and ethnic groups (farm labor groups) within distinct communities and neighborhoods with the resulting strain in public agencies also resulting in undesirable environmental conditions.

C. High cost of housing in relation to employment and income due to basic employment being related to agriculture, oil production, the military and the unskilled labor in industry.

D. Significant portion of the population, both permanent and migrant, being employed in seasonal agriculture and services.

E. Greater proportion of new housing is for upper and middle income groups restricting home buying from large portion of the population.

F. Two or three separate housing markets exist (geographically) while agencies and jurisdictions with the comprehensive responsibility toward housing do not exist, except for the County Housing Authorities.

G. All older communities contain a large proportion of older, frequently substandard housing stock.

H. Population growth, both natural and from migration, is a prime factor in considering housing as is the case with most of California. This in turn increases land costs.

With the recognition of the need for providing housing for the entire community for the common welfare of all the citizens, whether in or out of incorporated city limits, it is the expressed concern of those in Kern County responsible for the condition of housing to ensure that all possible programs and plans will be initiated, coordinated and carried out.

III. Possible Solutions - Obstacles to Solution of Problems

A. Obstacles to solution are both local and national in origin. Kern County and its cities are subject to the same economic forces that govern supply and cost of housing due to cost of financing and materials. More local in nature are the rising cost of land, labor, and government services. Governmental agencies in Kern County are being mobilized to plan for housing and collect the necessary data to program needs and formulate policies and devices to provide needed housing. The number, location and makeup of these agencies are such that a coordinated mobilization of common effort is an undertaking in itself. The economic base of the county and its communities have led to a diversity of incomes and occupations leading to an expected variation in types and costs of available housing. The dependence on tourism, agriculture, oil and the military has created a gap between incomes and housing costs. Unbalanced communities are the rule in Kern County.

B. Existing public policies and plans recognize residential land use needs and the local economic base. Residential densities vary with the communities and their location. The desire to preserve agricultural lands and the scenic resources of the county has affected the availability of sites for housing and in some respects encouraged rural rather than urban housing densities for parts of the metropolitan area. It is the collective intent of the community general plans

to express a desire to allow for a full range of housing alternatives with equal opportunity for occupancy in type of home, location, whether it is rented or owned. Choices shall not be limited to single family homes or conventional apartment developments. Full use of existing housing stock combined with new construction should be the pattern throughout the community.

C. Actions Underway to Improve Housing.

1. County action. The county's effort is to assess housing needs and conditions, formulate programs, public and private, and coordinate the efforts of the cities with county actions in order to maximize the efforts of both. This is the substance of the housing element of the County General Plan.

a. Housing Element preparation required a survey of housing conditions, environment and needs necessitating significant expenditure of funds and labor from the county and the cities. From this effective action programs can be implemented.

2. The county and the cities have begun, but have not maintained housing or related programs through workable programs, (except the city of Bakersfield), urban renewal, neighborhood improvement programs, and land use planning. An inventory of programs and housing element contributions follows.

3. Other public and quasi-public action.

a. Public programs combined with private action can provide the majority of needed housing units. An example of this is the effort to provide "flash peak" housing for rural areas using migratory farm labor. Local agriculturists must provide the impetus for the publicly financed and managed project.

IV. IDENTIFICATION OF HOUSING PROBLEMS - CITY OF BAKERSFIELD

The City of Bakersfield, along with the County of Kern, recognizes that housing is one of the primary problems facing society today. The city is increasingly concerned about the amount, cost and arrangement of housing, both in the City of Bakersfield and in the Greater Bakersfield Area. The following conditions are known to exist:

A. Both rental and houses for sale are in short supply, resulting in:

1. Low vacancy rate (3.2% in rentals).
2. High rental rate (median \$85 per month).
3. Limited choice in location, type and size of unit.
4. There is little replacement housing for displaced families
5. Developers are serving only the medium high and high income groups.
6. The low-cost housing programs now in existence are not adequate to meet the needs of the community.
7. The demand for adequate housing for all income groups is not being met. Construction has declined substantially between 1963 and 1967.

B. Since 1960, most new housing being constructed by private developers, is essentially serving the medium income and medium-high income groups, restricting home buying from a substantial portion of the population.

C. There is a substantial amount of older dwellings in the community which should be the subject of a conservation program. Approximately 30% of all dwelling units were built prior to 1939 and are in need of conservation.

D. Population growth has been a factor in the Greater Bakersfield Area more than with most other cities in Kern County. The pressures for housing in all areas does increase land costs.

The Housing Condition Map in Section VII, indicates substantial deterioration of structures and environment, particularly in northwest Bakersfield, central Bakersfield and northeast Bakersfield.

V. SOLUTION OF PROBLEMS - OBSTACLES

A. Obstacles to a solution of problems are both local and national in origin. Bakersfield is subject to the same economic forces that governs supply and cost of housing due to cost of financing. More local in nature are the rising costs of land, labor and services. The government of the City of Bakersfield has mobilized to plan for housing and collect necessary data to program needs and formulate policies to provide necessary housing.

B. Existing public policies and plans recognize residential land use needs and the local economic base. Residential densities have long been established and vary with the age of structures in particular developments and their location. It is the intent of the General Plan of the Bakersfield Metropolitan Area to express the desire to allow for a full range of housing alternatives, with equal opportunity for occupancy in type of home, location whether it is to be rented or owned. Choices shall not be limited to single family homes or conventional multiple family development. The full use of existing housing stock, combined with construction of new dwelling units should be the pattern in and surrounding the community.

The City of Bakersfield along with the County of Kern recognize the need for providing housing for all income, racial and ethnic groups for the entire community, for the common welfare of all citizens in the Bakersfield Metropolitan Area. It is the expressed concern of the responsible officials of the City of Bakersfield and the committees presently working on the housing programs, to insure that all possible programs and plans will be initiated, coordinated and carried out.

VI. POSSIBLE SOLUTIONS OF PROBLEMS - BAKERSFIELD AREA

A. Actions underway to improve housing:

1. The city's effort to assess housing needs and conditions, formulate programs, both public and private and coordinate the efforts of the city with the Planning Area and with the County in order to maximize efforts toward this goal. This is, in substance the Housing Element of the City of Bakersfield and the Bakersfield Area General Plan. The Housing Program would initially include the following phases:

- a. Assist and encourage the County Housing Authority to develop and administer the community's Housing Programs assisted by Citizen's Committees.
- b. The development of additional specific plans for housing the city's low-income families.
- c. Encouragement of neighborhood planning and improvement programs in residential areas requiring remedial treatment, with citizen participation.
- d. The establishment of a technical aid program for residents seeking advice on the community's Housing Program. The Housing Authority may assist in this program.
- e. A continuation and intensification of the city's program for the removal of dilapidated residential structures.
- f. The development of a program offering informational aid to relocated families and help in obtaining decent, stable, housing in other areas of the community.

2. The preparation of the Housing Element has required a detailed survey of housing conditions and necessitated significant expenditures of city labor and city funds. From this study effective action programs have been implemented and will be enlarged as soon as feasible. The city and the county should start additional programs relating to neighborhood improvement, land use planning, improvement of public facilities and services, and the encouragement of public facilities and services, and the encouragement of new housing concepts.

The Planning Commission and City Council should review the Subdivision Ordinance and Zoning Ordinance with a view toward providing not only better development but also to provide and encourage new concepts in residential as well as other types of physical development in the community.

3. Public and Quasi-Public Action:

Public programs combined with private action can provide the majority of needed housing units. An example of this is: The County Housing Authority-Operated Lease/Rental Program, and the Federal 235 and 236 programs designed to subsidize mortgage and rents for low-income families. Public agencies aided and assisted by citizen committees can continue to provide the impetus for publicly or privately-financed and managed housing projects to an acceptable level of development for moderate and low-income families.

4. On Going Programs

- a. The County Housing Authority has 136 units of public housing in Bakersfield.
- b. There are 147 units of leased housing in the city under the sponsorship of the Housing Authority.
- c. There are 2 housing projects for the elderly of 291 units in the area.
- d. There are 192 units of FHA 235 housing, and 130 units of FHA 236 rent supplement housing in the area.
- e. There were 5087 dwelling units added to the city between 1960 and 1970.

VII. EXISTING HOUSING CONDITIONS, GENERAL AREAS OF DETERIORATING HOUSING AND HOUSING STARTS.

A map following indicates areas where there are substantial numbers of substandard and deteriorating dwelling units and where there are substantial problems of environment. A number of substandard and deficient units within the city limits of Bakersfield and the area are as follows:

<u>Type of Unit</u>	<u>No. City</u>	<u>Percent</u>	(1)	
			<u>No. Outside City</u>	<u>Percent</u>
Standard	11,574	47%	13,274	74.1
Deteriorating and Conservation (Conservation Feasible)	9,378	38%	3,092	17.2
Deteriorating (Conservation Questionable)	2,712	11%	1,174	5.7
Substandard	924	4%	546	3.0

These are out of a total of 25,512 dwelling units. Total number of units that are substandard and where conservation is questionable is 3,636. The highest percentage of badly deteriorating housing is located in Central, East and Southeast Areas.

Environmental conditions for the city and area are indicated on the map following, as well as the housing conditions. The Enumeration Districts with the high percentage of deteriorating housing also have a high percentage of "Fair" and "Poor" environment in areas outside the city were districts 39, 43 and 46.

Environmental conditions for the city are as follows:

<u>Condition</u>	<u>City Number</u>	<u>Percent</u>	<u>Outside City</u>	<u>Percent</u>
Good	9,350	38%	12,753	71.2
Fair	14,188	58%	3,693	20.6
Poor	1,050	4%	1,465	8.2

(1) There is a small overlap with City.

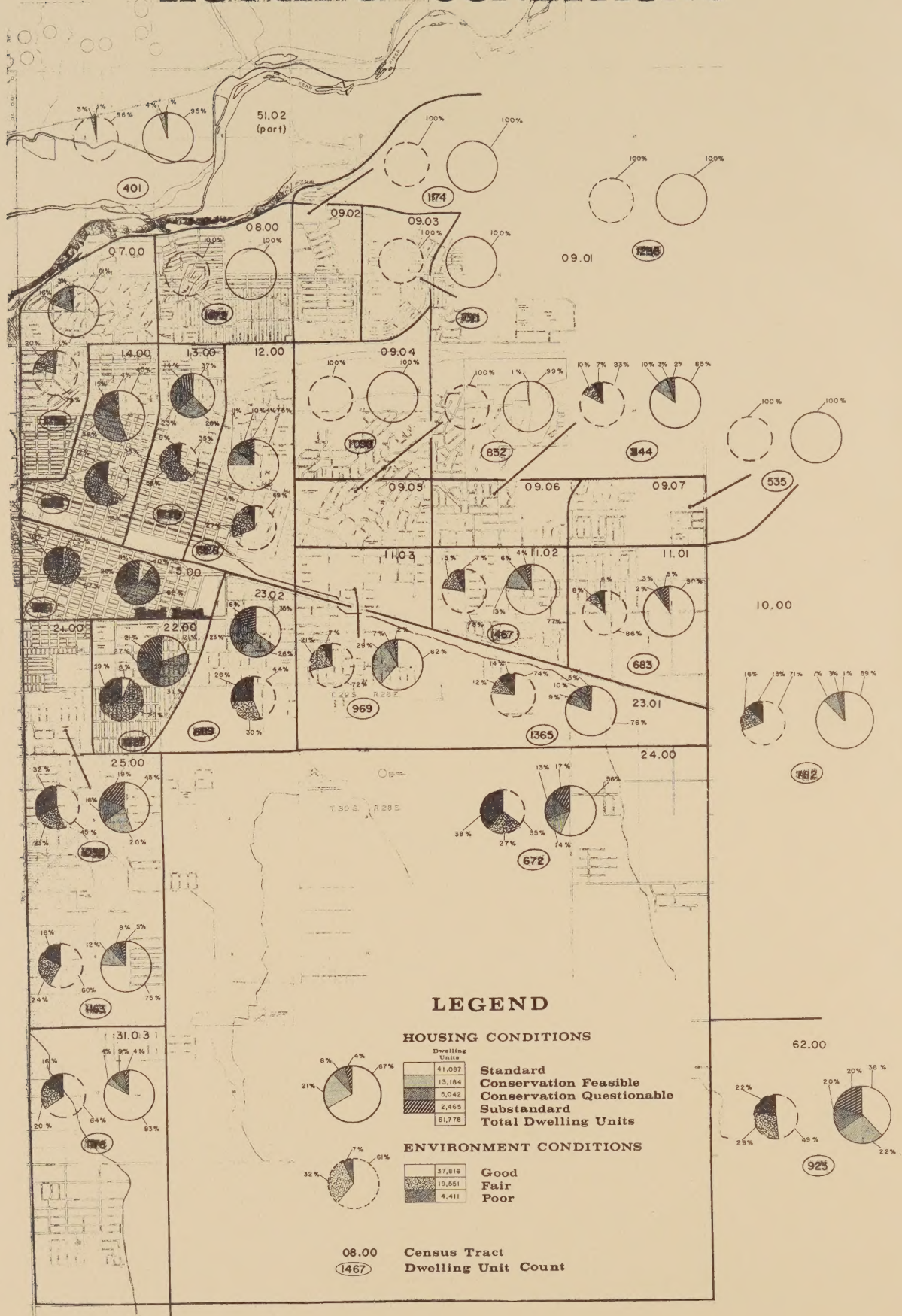
Housing Starts

The city has had varied numbers of housing starts from 1960 through 1970 ranging from 600 to 1,100 starts a year for the first three years since 1960; decreasing to 525 dwelling units in 1963, 443 in 1964, 382 in 1965, 287 in 1966, and then gradually increasing to 451 starts in 1967, 608 in 1968, 584 in 1969 and 1,099 in 1970.

The number of housing starts in the city from 1960 through 1970 are as follows:

<u>Year</u>	<u>Number of Units Single Family</u>	<u>Number of Units Multiple Family</u>	<u>Value</u>
1960	882	141	\$11,796,031
1961	724	137	10,027,291
1962	465	130	725,985
1963	343	215	6,453,855
1964	211	232	4,714,710
1965	236	146	4,640,160
1966	129	158	3,333,220
1967	147	384	5,243,825
1968	195	433	7,850,837
1969	263	321	8,739,053
1970	301	798	14,199,280

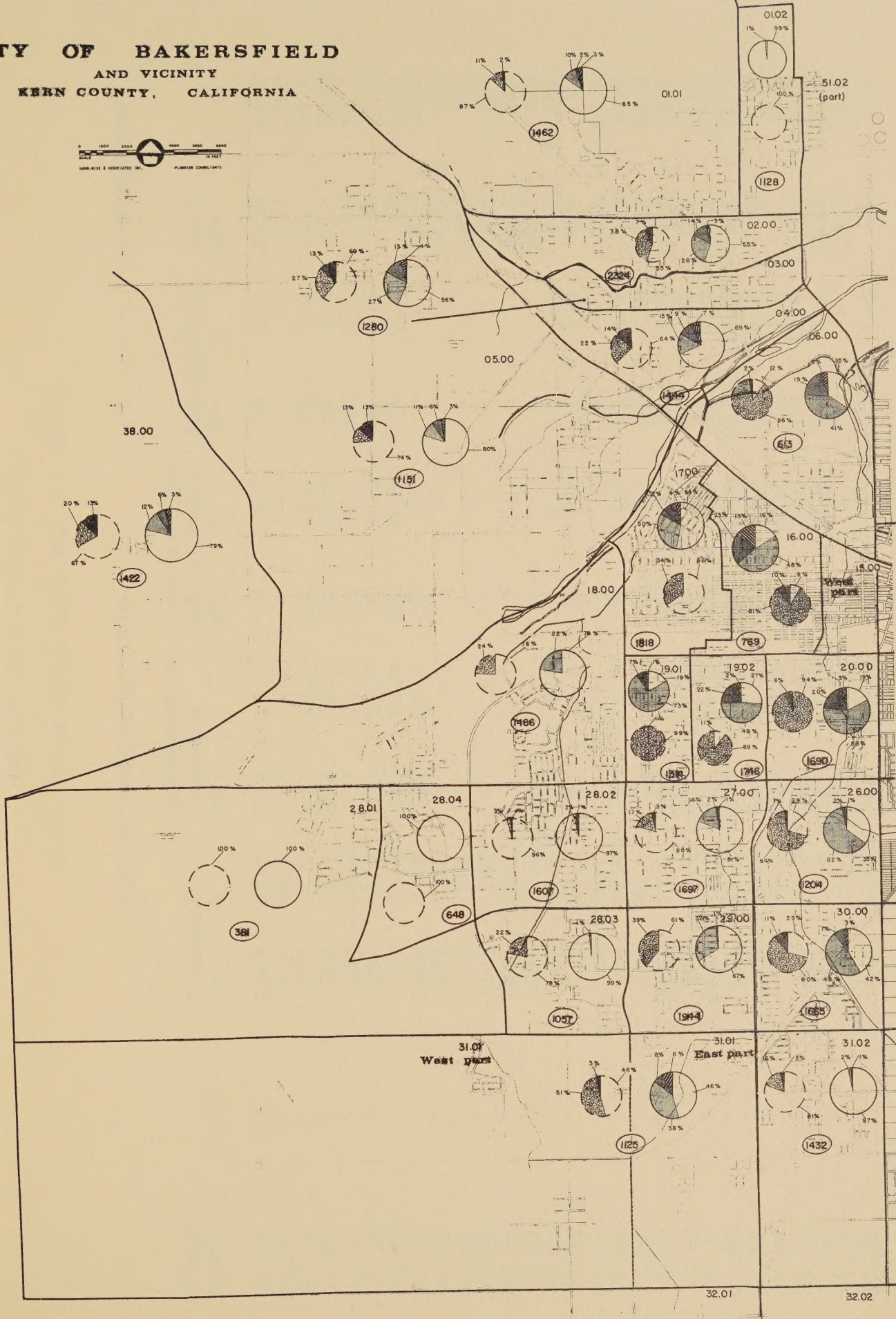
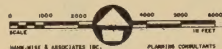
EXISTING HOUSING CONDITIONS



CITY OF BAKERSFIELD

AND VICINITY

KERN COUNTY, CALIFORNIA



GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 TO 31

HOUSING CONDITIONS 1970

ENVIRONMENT

Census Tract	L.S.A.	Standard No.	%	Conservation Feasible No.	%	Conservation Questionable No.	%	Substandard No.	%	Good No.	%
01.01	11	1243	85.0	149	10.2	32	2.2	38	2.6	1259	86.7
01.02	"	1115	98.8	13	1.2	-	-	-	-	1123	100
02.00	"	1272	54.7	657	28.3	321	13.8	74	3.2	1277	59.4
03.00	"	720	56.3	339	26.5	165	12.8	56	4.4	773	60.4
04.00	"	991	68.6	217	15.0	132	9.1	104	7.3	920	63.7
05.00	"	906	79.7	128	11.0	73	6.5	44	2.5	850	73.9
06.00	"	215	35.1	265	40.9	122	19.9	11	5.1	69	12.3
07.00	"	1424	81.0	284	16.2	50	2.8	-	-	1387	78.9
08.00	"	1672	100	-	-	-	-	-	-	1672	100
09.01	"	1235	100	1	-	-	-	-	-	1236	100
09.02	"	1174	100	-	-	-	-	-	-	1174	100
09.03	"	1011	100.0	-	-	-	-	-	-	1011	100
09.04	"	1098	100.0	-	-	-	-	-	-	1097	100
09.05	"	825	99.0	6	0.7	1	0.3	-	-	831	100
09.06	"	716	84.5	83	10.1	29	3.5	16	1.9	711	-
09.07	"	535	100.0	-	-	-	-	-	-	531	99.0
10.00	"	694	88.7	52	6.6	25	3.5	11	1.2	488	72.4
11.01	"	618	90.0	14	2.0	20	3.0	31	5.0	591	86.0
11.02	"	1135	77.1	184	12.5	82	5.9	66	4.5	1146	78.1
11.03	"	603	62.0	279	29.0	65	7.0	22	2.0	695	72
12.00	"	1442	74.8	223	11.6	186	9.6	77	4.0	1334	69.1
13.00	"	660	37.1	456	25.7	409	23.0	253	14.2	621	35.0
14.00	"	767	44.5	628	36.5	263	15.3	64	3.7	566	32.9
15.00	"	97	10.4	576	62.0	183	19.7	73	7.9	27	2.9
16.00	"	121	15.8	369	48.0	179	23.2	100	13.0	69	9.0
17.00	"	989	54.4	549	30.2	216	11.9	64	3.5	1192	65.6
18.00	"	1159	78.0	323	21.8	5	-	-	-	1137	76.6
19.01	"	245	18.6	955	72.5	98	7.5	18	1.4	13	1.0

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 TO 31

ENVIRONMENT

Census Tract	L.S.A.	Fair No.	%	Poor No.	%
01.01	11	170	11.7	23	0.6
01.02	"	-	-	-	-
02.00	"	887	38.2	160	6.9
03.00	"	347	27.1	160	12.5
04.00	"	322	22.3	202	14.0
05.00	"	148	12.9	153	13.2
06.00	"	531	86.6	13	2.1
07.00	"	360	20.5	11	0.6
08.00	"	-	-	-	-
09.01	"	-	-	-	-
09.02	"	-	-	-	-
09.03	"	-	-	-	-
09.04	"	-	-	-	-
09.05	"	-	-	-	-
09.06	"	86	10.4	57	6.9
09.07	"	4	0.7	-	-
10.00	"	104	15.4	82	12.2
11.01	"	53	8.0	39	6.0%
11.02	"	213	14.5	108	7.4
11.03	"	208	21.0	66	7.0
12.00	"	512	26.6	82	4.3
13.00	"	1000	56.2	157	8.8
14.00	"	946	54.9	210	12.2
15.00	"	618	66.5	284	30.6
16.00	"	622	81.0	77	10.0
17.00	"	626	34.4	-	-
18.00	"	347	24.4	-	-
19.01	"	1301	99.0	-	-

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 TO 31

HOUSING CONDITIONS 1970

ENVIRONMENT

Census Tract	L.S.A.	Standard No.	%	Conservation Feasible No.	%	Conservation Questionable No.	%	Substandard No.	%	Good No.	%
19.02	11	474	27.2	856	49.0	376	21.5	40	2.3	189	10.8
20.00	"	316	18.7	975	57.7	346	20.5	53	3.1	1	-
21.00	"	465	45.0	203	19.6	169	16.4	196	19.0	462	44.7
22.00	"	326	21.3	473	31.0	407	26.7	321	21.0	90	10.4
23.01	"	1039	76.0	118	9.0	137	10.0	71	5.0	1003	47.0
23.02	"	241	35.0	182	26.4	160	23.2	106	15.4	300	43.5
24.00	"	374	55.7	93	24.8	91	13.5	114	17.0	237	35.3
25.00	"	878	75.5	136	11.7	88	7.6	61	5.2	694	59.7
26.00	"	418	34.7	749	62.3	27	2.2	10	0.8	346	28.7
27.00	"	1368	80.6	280	16.5	30	1.8	19	1.1	1362	80.3
28.01	"	381	100.0	-	-	-	-	-	-	381	100.0
28.02	"	1555	96.8	28	1.7	21	1.5	3	-	1551	96.5
28.03	"	1043	48.7	13	1.3	-	-	1	-	825	78.1
28.04	"	648	10.0	-	-	-	-	-	-	648	10.0
29.00	"	1286	66.1	633	32.6	24	1.3	-	-	1170	60.2
30.00	"	692	41.6	798	47.4	117	7.0	58	3.5	517	28.7
31.01	"	653	45.8	446	36.9	13	7.3	13	7.3	518	46.0
31.02	"	1399	97.7	23	1.6	8	0.7	2	-	1160	81.0
31.03	"	976	92.8	52	4.4	102	8.7	48	4.1	749	63.6

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 TO 31

HOUSING CONDITIONS 1970

ENVIRONMENT

Census Tract	L.S.A.	Fair No.	%	Poor No.	%
19.02	11	1545	88.5	12	0.7
20.00	"	1583	93.7	106	6.3
21.00	"	238	23.0	333	32.3
22.00	"	1145	75.0	292	19.1
23.01	"	165	12.0	197	14.0
23.02	"	209	30.3	180	26.2
24.00	"	179	26.6	256	38.1
25.00	"	275	23.7	194	16.6
26.00	"	835	64.4	23	1.9
27.00	"	284	16.7	51	3.0
28.01	"	-	-	-	-
28.02	"	48	3.0	8	0.5
28.03	"	227	21.9	5	-
28.04	"	-	-	-	-
29.00	"	773	39.8	1	-
30.00	"	991	59.5	197	11.8
31.01	"	576	51.2	31	2.8
31.02	"	233	16.3	39	2.7
31.03	"	242	20.5	187	15.9

VIII. CITY INCOME CHARACTERISTICS

Median family income has been close to the state average, \$6,541 in 1960, as compared to the statewide median of \$6,625. In 1969, the median income increased to approximately \$7,960 which is lower than the state median of approximately \$8,500.

The percentage of families with two or more persons employed is exceptionally high in the Metropolitan Area. This is probably due to the increasing cost of living and considerable dependence on agriculture in the area (65,200 persons). There has been some decline in employment in the oil fields in the Taft area but employment in manufacturing, wholesale and retail trade has increased. The opportunity for employment of the second person in the Metropolitan Area is relatively good. There is a considerable amount of commuting to the Bakersfield Metropolitan Area from other communities. It should be pointed out that in 1960 over 24% of the families living in Bakersfield had incomes of less than \$4,000. It is estimated that approximately the same percentage now have incomes under \$5,000. In 1960 over 16% of the families had incomes of less than \$3,000.

IX. AGE GROUPS

The age groups in Bakersfield indicate approximately 28% of persons living in the city are below 20 years of age, while in the Bakersfield Area the percentage increases to 30% of this age group, which indicates a continuing strong demand for housing in the area. Specific age breakdowns are as follows:

<u>Ages</u>	<u>Male Percent</u>	<u>Female Percent</u>	<u>Total Both</u>
0- 4	8.8	7.8	8.3
5- 9	10.6	9.6	10.1
10-14	10.7	9.8	10.2
15-19	10.4	9.4	9.9
20-24	6.8	8.5	7.6
25-44	24.3	24.1	24.2
45-64	20.4	20.6	20.5
65+	8.1	10.2	9.2

X. MONTHLY RENT STRUCTURE

The main obstacle to a solution of any housing problem in the City of Bakersfield is simply the lack of housing, and the cost of housing. The lower amount of housing starts until 1967, along with the fairly high percentage of substandard housing makes housing prohibitive to low-income groups without some kind of subsidy. The rental structure of homes and apartments available in Bakersfield is as follows:

1 bedroom apartment	\$125 to \$150 per month
2 bedroom dwelling unit	\$145 to \$185 per month
3 bedroom dwelling unit	\$175 to \$200 per month

There are some older, smaller homes and apartments which rent from \$50. to \$100. per month. These are largely deteriorating or substandard dwelling units. Most 2-bedroom houses rent at \$145 to \$200 per month, and 3-bedroom, 2 bath houses, at \$200 or more.

XI. MORTGAGE PAYMENT STRUCTURE

As stated above the cost of new housing, particularly housing that is privately financed without Federal assistance is prohibitive not only to those in the low income group but to those in the moderate and middle income groups as well. Prospective homeowners in the lower age categories are finding it extremely difficult to meet the mortgage payments. The average monthly payment for families buying houses including taxes and insurance is between \$100 and \$120 a month for those families purchasing homes in the districts where there are older homes and a substantial number of deteriorating homes. In the areas, of newer and sound housing, the average monthly payment would be in the range of \$150 to \$200 a month, including taxes and insurance. There is an overwhelming preference indicated for single family homes. The Housing Authority has found it more advantageous to supply housing for low and moderate income families in the duplex and triplex type of development. For the low income group particularly, most new housing will almost certainly be multi-family in nature. There almost certainly will be a need for some type of assistance before replacement housing can be constructed within the income range of the families that need it.

XII. PROJECTION OF FUTURE HOUSING NEEDS

The City of Bakersfield experienced substantial population increases from 1960 to 1970, increasing from 56,848 to 69,515 or 22.3%. During this same period the Greater Bakersfield Area showed an increase in population of 13.0%. The 1970 Census indicates an increase in population from 154,787 to 178,316 persons. If this pattern continues, the City of Bakersfield will have a population of 117,750 persons by 1990. This projected population, will require approximately 43,610 dwelling units by 1990 or approximately 19,600 more units than existing at the present time including the 924 substandard units but not the 2,712 badly deteriorating units which should be replaced. This implies that a minimum of 800 to 900 dwelling units should be constructed every year in order to keep up with the population requirements plus dwelling units needed to replace substandard units. The table below indicates the population and dwelling units projection for Bakersfield and the second table indicates the same data for the Greater Bakersfield Area.

POPULATION AND DWELLING UNIT PROJECTIONS

<u>Year</u>	<u>Popu- lation</u>	<u>Popu- lation per D.U.</u>	<u>Total Units Needed (1)</u>	<u>Total Units Avail- able (2)</u>	<u>Add'n. Units Needed for Period</u>	<u>Add'n. Units Cumulative Total</u>
1960	56,848	3.10				
1970	69,515	3.00	26,043	24,000		
1975	92,368	2.70	34,209		10,209	10,209
1980	99,860	2.70	36,962		2,794	12,963
1985	108,720	2.70	40,266		3,263	16,226
1990	117,750	2.70	43,610		3,384	19,610

(1) Figures are based on vacancy rate of 7%. No adjustments were made for deletion from the housing stock, 1% allowed for persons in group housing such as boardinghouses.

(2) Includes all units except those rated substandard

POPULATION AND DWELLING UNIT PROJECTIONS - GREATER BAKERSFIELD AREA

<u>Year</u>	<u>Popu- lation</u>	<u>Popu- lation per D.U.</u>	<u>Total Units Needed (1)</u>	<u>Total Units Avail- able (2)</u>	<u>Add'n. Units Needed for Period (3)</u>	<u>Add'n. Units Cumulative Total</u>
1960	154,787	3.10				
1970	178,316	3.00	60,586	57,000		
1975	195,590	2.70	72,440		15,440	15,440
1980	207,750	2.70	76,971		4,531	19,971
1985	219,920	2.70	81,451		4,480	24,451
1990	232,100	2.70	86,000		4,549	29,000

(1) Figures are based on vacancy rate of 7%. No adjustments were made for deletion from the housing stock, 1% allowed for persons in group housing such as boardinghouses.

(2) Includes all units except those rated substandard.

XIII. IDENTIFICATION OF HOUSING PROBLEMS

Bakersfield has a housing shortage. There are not enough units being constructed at the present time to take care of the population growth of the city. There are also many families living in deteriorated or dilapidated structures. At the present time there is little housing available. This is particularly true in the price range that could be handled by the large percent of the population which could be considered in the low-income category (\$5,000 and under).

The decline in the rate of housing starts, particularly from 1962 to 1969 is a problem of considerable magnitude. The net increase in the number of sound housing units has not kept pace with the population growth and certainly did very little toward replacement of substandard or deteriorating units. There were 287 dwelling units constructed in 1966 and between 400 to 600 dwelling units in 1967, 1968, and 1969, yet the most recent housing survey in the city shows 924 substandard units which should be removed from the housing stock. There are also 2712 dwelling units that the survey has indicated are deteriorating to a point where conservation is questionable. A substantial increase in housing starts will be required to meet population growth and replacement of deteriorating housing units.

There is a high percentage of families living in Bakersfield and the Greater Bakersfield Area making less than \$5,000 per year. They represent a substantial proportion of the families in the area and there must be provisions made for these very low-income families. The families in this income group are effectively unable to purchase the average standard dwelling without outside aid, nor are they in a position to pay the rent required for sound housing without some

rental subsidy. Cost of sound housing, and the cost of land have been increasing rapidly over the past few years. Inflation and the relatively high cost of borrowing has drastically increased the purchase price of standard dwellings. This growth of housing costs has been similar throughout the state. The growth of income, at least for approximately 60% of the population has not kept pace with the average in California. Growth of median family income in Bakersfield is somewhat lower than that of the state as a whole (\$7,960 to \$8,500). The combination of high, and rapidly increasing purchase prices effectively shut out many families from the existing market for sound housing.

A similar situation exists in the rental sector of the housing market. Rents have been increasing at the rate of approximately 5% per year throughout the state. The reason - reduction in residential construction activity has resulted in demand which is substantially greater than the available supply of single family and multiple family dwelling units. This situation has caused rents to continue to increase at a rather rapid rate. The growth of family incomes has not kept pace with the increasing rents and dwelling unit purchase prices, particularly for those families in the moderate or low-income groups.

XIV. ENVIRONMENTAL FACTORS

Environment and availability, and inadequacy of public facilities play an important role in the residential neighborhood. The provision of well paved streets with curbs, gutters and sidewalks, sewers and drainage facilities of sufficient capacity, along with properly located parks improve older neighborhoods and stabilize new ones. The proper location of a residential area with respect to heavier land uses has a significant bearing on environment. Unfortunately, there are a high percentage of environmental problems within the City of Bakersfield. The recent survey of the residential units and the environment in the city indicates that many areas of the city have poor landscaping and are generally not well maintained. An additional large area of the city is poorly maintained, with a considerable amount of litter and junk in the yards and in the areas. A survey determined that as high as 40% of the yards in some areas of the community were neglected, and a similar percentage of the fences around the yards were also neglected. Some of the areas have no concrete curbs, gutters or sidewalks, causing unnecessary deterioration of paving and high cost of maintenance.

In some areas with inadequate curb, gutter, pavement, and other facilities they may be replaced or rebuilt as gas tax funds become available. It will be necessary to use monies other than those that come from gas tax for the other deficient streets. Some method of financing other than special assessment proceedings will probably have to be used because the residents of the existing neighborhoods with poor facilities would be unable to bear the cost of improvements if such proceedings were used. In summary, then,

environment throughout many areas of the city must be considered from "Fair" to "Poor" with the exception of the newer and higher cost developments. The following enumeration districts have a high percentage of environmental problems in and around dwelling units; ED Numbers 01.01, 02.00, 03.00, 04.00, 05.05, 06.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.01, 19.02, 20.00, 22.00, 26.00, 27.00, and 28.03.

XV. SUMMARY OF OBSTACLES PREVENTING SOLUTIONS OF HOUSING PROBLEMS

1. Insufficient family income available to finance improvements to bring deteriorating dwellings up to current standards. Most of the homes which could be classed deteriorating are occupied by low or moderate income families and those with fixed incomes.

2. While the cost of borrowing money has decreased fractionally over the last few months, since 1970, today's interest rates and availability of money still discourages many homeowners, who otherwise, would be actively improving their homes.

3. Current property tax laws penalize the homeowner for making improvements. Assessments are lower on substandard structures.

4. Residents are usually unaware of programs available for use in assisting them in upgrading their homes.

5. Local resistance to participation in federally-sponsored programs is common. In many cases, restrictions attached to federal programs discourages their use.

6. There is a lack of coordinated effort, encouraging and neighborhood improvements. The need for encouragement to rehabilitate deteriorating structures must come from leadership within the city.

7. Latent neighborhood leadership has not been developed, citizen participation in leadership is essential to the success of either rehabilitation or conservation programs.

8. Construction has been discouraged by high interest rates and limited availability of mortgage capital. Hopefully, the downward trend of mortgage interest rates will continue as will the increasing availability of mortgage capital.

9. Private investment in construction of new housing for low and moderate income families has not been very lucrative. Investment in other areas where higher incomes are found is more profitable.

10. Public housing and other federally sponsored programs in some instances preempt local control and consequently are unpopular.

11. The rising costs of land and construction prevent building of new housing units for families of low and moderate income groups without some financial assistance.

12. Inflated, speculative land costs make up approximately one-third of the total housing costs. Increasing land costs, without corresponding increases and assessments encourages speculative holding of undeveloped parcels.

13. Generally, builders and unions have resisted innovations in construction techniques, designs and materials. Traditional methods in construction and demands for building features contributes substantially to increasing costs. However, since the enactment of Ch. 1422 Stats of 1969 have become effective, there may be a change because of the effect of the State Statute preempting the field in factory-built housing that may include mobile-type homes being placed on foundations in any zoning district which allows single family housing. The city or local government may control the design and the foundation, the setbacks and the aesthetics of the factory-built housing. Such factory-built housing must have the State Seal of the Department of Housing and Community Development.

14. The cost of labor and materials has been increasing rapidly over the past few years. These added costs must be borne by the purchaser or renter.

XVI. PREVAILING MORTGAGE AND RENTAL RATES - EFFECT

This study was conducted so that the cost of housing in Bakersfield might be compared with income of the city's residents in order to determine the ability of the citizens to purchase or rent existing housing. The income characteristics of the city have been outlined above. The estimated monthly cost of purchasing or renting a dwelling in the city is analyzed below.

In order to determine the ability of a purchaser to buy a home in Bakersfield, the total monthly cost must be computed. Many variables affect the monthly payment and, consequently make accurate estimates very difficult to obtain; however, for the purpose of this study, it seems valid to compute the monthly payment of a "typical" existing and new house in the city. A hypothetical example will give an indication of the price range of housing at this time. The estimated monthly cost to purchase an existing single family dwelling in the city priced at \$11,000, would require a minimum of \$1,118 down payment (including loan charges). The required loan would be slightly more than \$10,000. The total cost per month is estimated, then, to be in the range from \$98 to \$111 on a 25-year loan. This would include property taxes, homeowners insurance and mortgage insurance. The lower rate would be at $6\frac{1}{2}\%$ interest and the higher rate would be the cost at the interest rate of $8\frac{1}{2}\%$.

A second and more realistic example was computed to determine the monthly payment to buy newly constructed homes in the city, using a 2-bedroom, 2-bath typical house. It is estimated the cost would be approximately \$20,000 for a modest home. After the closing costs and assumed 10% down payment, the required loan would be slightly more than \$18,200. The cost per month is estimated, then, to be in the range of \$178 to \$202 on a 25-year loan. This would also include property taxes, homeowners insurance and mortgage insurance. The lower rate again would be at 6½% and higher rate would be at a cost with an interest rate of 8½%.

Standards for the portion of the family's income which should be spent on housing are recommended in the Housing & Urban Development Act of 1968. The law suggests that the monthly payment under mortgage or principle, interest, taxes, insurance and mortgage insurance should not exceed 20% of the family's income. Referring to the example cited, an annual income of over \$6,000 would be required to purchase a \$20,000. These costs effectively eliminate the large percentage of the population for even the \$11,000 home. A relatively high percentage of the families in the city and the Greater Bakersfield Planning Area would not be in a position to finance a home of \$20,000 or more. These standards might seem unduly restrictive, but they are geared to the lower income group which must meet many other expenses with their limited income.

Rentals in the city also vary considerably. The rent for older homes and apartments are relatively low - \$50 to \$90 per month, median rent is \$68 per month. The newer homes and apartments (2-bedroom) would range in the area from \$145 to \$185 a month, and 3-bedroom - 2 bath dwelling units would cost from \$175 to \$200 per month. The

Housing and Urban Development Act of 1968 recommends that the monthly rent payment should not exceed 25% of the renter's family income. Based on this standard, the annual family income of \$6,000 to \$8,000 would be needed to afford modern, sound housing of modest size in the city or the planning area.

XVII. CURRENT PROGRAMS

Planning and actions leading to solutions of housing problems. The City of Bakersfield is currently seeking solutions to the housing problems through the following existing programs and actions:

1. Updating the General Plan for community development originally completed in November of 1961.
2. Preparation and adoption of the Housing Element. A survey of housing conditions was made in April 1969 and currently.
3. Constantly updating of the Zoning Ordinance to make provisions for new concepts for constant updating of the Subdivision Ordinance, to comply with the State Map Act and to make provisions for newer concepts of development.
4. The development of an Open Space and Conservation Element of the General Plan in the fiscal year of 1971-1972.
5. The development of the Public Services & Facilities Element of the General Plan, including studies on sewer, water and drainage during the fiscal year 1971-1972.
6. Encouragement of conservation of deteriorating homes by existing neighborhoods through development programs.
7. Establishment of a continuing program for review and updating the General Plan (including the Housing Element) and the Zoning and Subdivision Ordinance.
8. Assistance and encouragement to private and non-profit development corporations to construct housing throughout the city for low and moderate income families.
9. The County Housing Authority has the following on-going programs in the area.
 - a. Public housing - 136 dwelling units
 - b. Closed housing - 147 units
 - c. Two projects for elderly people - 291 dwelling units
 - d. FHA 235 - mortgage subsidy - 192 dwelling units
 4. FHA 236 - rent subsidy - 236 dwelling units

XVIII. OUTLINE FOR IMPLEMENTING THE HOUSING ELEMENT

The major objective of the Housing Element is the provision of adequate housing, living environment and related services to all of the economic, ethnic and racial segments of the population of the city and the planning area. To achieve this objective, the Housing Element must realize the following goals:

1. Encourage the County Housing Authority to continue the housing program in the Bakersfield Planning Area, and create the Citizens' Housing Advisory Committee to develop and administer the community's housing program.
2. Develop specific plans for housing the city's and planning area's low and moderate income families.
3. Encourage neighborhood planning and improvement programs in residential areas requiring more adequate public facilities.
4. Establish a Technical Aid Program for use by the residents in the neighborhood planning and improvement programs, who may be seeking advice on the many federal and state assistance programs available, and to advise residents in the community's housing program.
5. The continuation and gradual intensification of the city's existing program for removal of dilapidated residential structures.
6. The development of a program offering informational aid to relocated families and help in obtaining decent, standard housing in other areas of the community.
7. Study in detail those areas with potential for concentration of problems relating to housing, whether physical or social in those areas in which housing and conditions are unique.
8. Identify social considerations, particularly those social groups with special housing problems and needs in addition to financial problems, giving attention to family size.
9. Give priority to problems and identify the relationship to social, economic and educational problems, and identify the responsibility for solution.
10. Assist in coordination between the city and the county and private developers, whether profit or non-profit organizations.
11. Review all of the public codes, policies and ordinances and make recommendations concerning those items which appear to present a problem in developing housing.

12. Encourage the public, as individuals, and citizen organizations, to participate in the formation of project goals, program proposals, and implementation of solutions.

13. Actively participate in the implementation of the programs.

14. Propose a feasible program for updating and re-evaluation of the Housing Element, and for the detection and prevention of future problems relating to housing.

It is imperative that local entities be concerned enough with local housing conditions to want to do something about the improvement of the area.

New areas to be developed should not necessarily have to follow present rigid zoning requirements. New zoning concepts and subdivision development encouraging cluster arrangements, reduction of lot sizes with compensating open space, and variable setbacks should be handled in a way that will best serve all groups. Every effort to reduce financial limitations should be made to assist prospective homeowners and renters. The city should make every effort to encourage local and other developers to appraise the Bakersfield area and to assist in any way possible to eliminate deteriorating neighborhoods and to encourage multiple units within the scope of low-income budgets and by any other method to provide sound housing for all economic, social and ethnic groups.

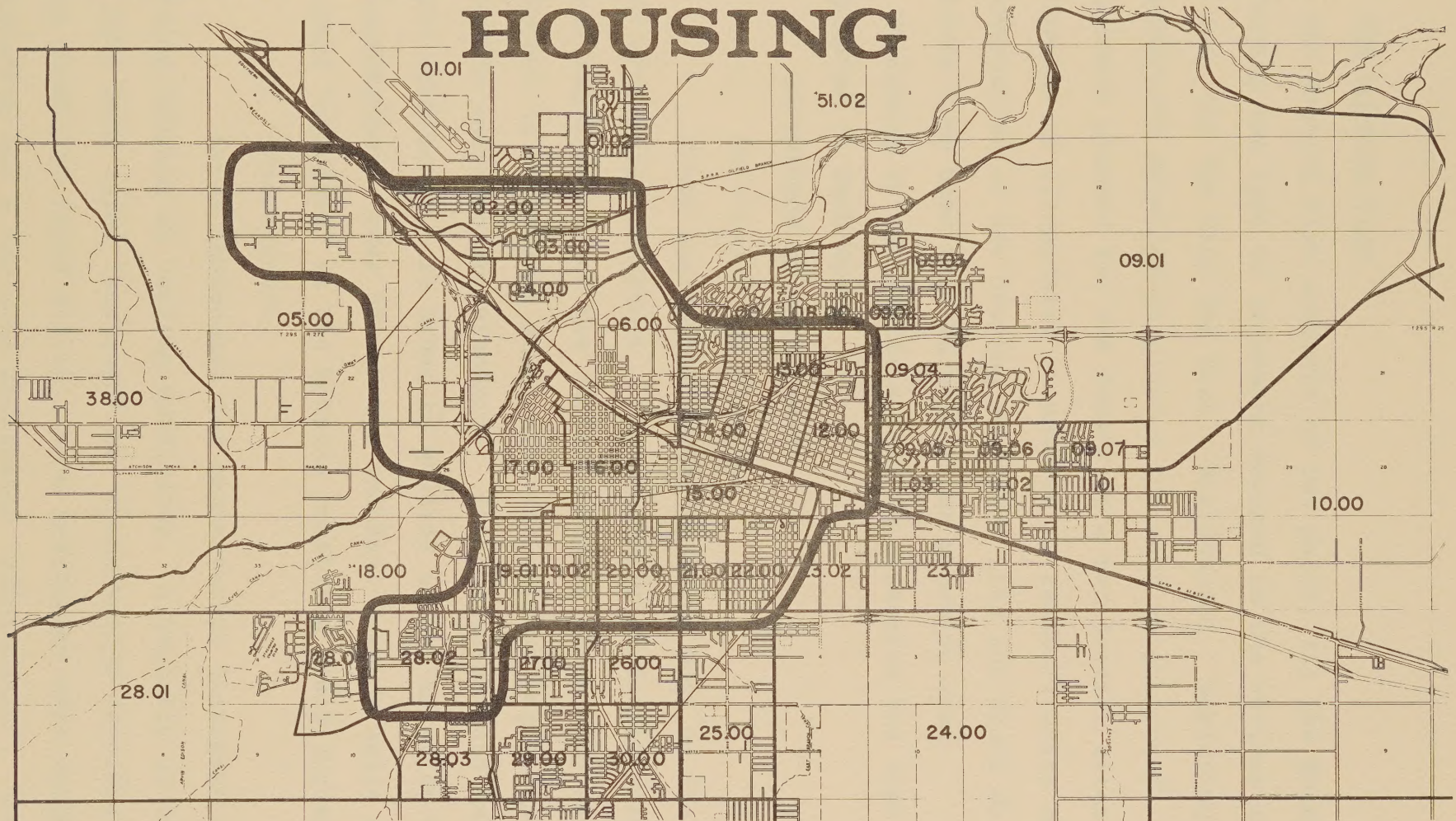
XIX. RECOMMENDED AREAS FOR HOUSING OF LOW AND MODERATE INCOME FAMILIES.

Several areas have been designated in the city for housing of additional low and moderate income families. Areas are designated, on the map following, as Census Tract 0.200, 0.300, 0.400, 05.05, 28.02, 0.600, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 19.01, 19.02, 20.00 to 22.00. Areas in the Greater Bakersfield Area that have been so designated are also indicated on the map.

Low and moderate income housing may be constructed on vacant residential lots in these areas and as the substandard houses are removed they should be replaced with standard units at similar cost to the occupant. To accomplish this, the new construction may have to have some form of assistance or aid from an existing or yet to be instituted housing program. A list of federally-sponsored housing and housing-related assistance programs is included in the Appendix of this report.

A map indicating the locations of low and moderate income housing suggested follows.

AREAS FOR SCATTERED LOW-MODERATE INCOME HOUSING



LEGEND

- AREAS FOR SCATTERED LOW - MODERATE INCOME HOUSING
- CENSUS TRACTS

XX. THE HOUSING PLAN

The Housing Plan consists of two parts; (1) the Housing Plan Map showing the type of treatment required in the various residential areas and, (2) the Land Use Plan - Residential - depicting the density of residential development planned for each neighborhood. The type of treatment planned for the community's residential areas ranges from removal of dilapidated structures to rehabilitation and finally to construction of new housing on vacant lots and where dilapidated structures have been removed within the planning area.

Following is the criteria used to determine the type of treatment planned in each area.

a. DEFINITION OF PLAN TERMS

1. *Existing Sound Housing.*

Those residential areas in which most of the housing is in good structural condition. The dwellings generally meet the building code requirements of the jurisdiction in which they are located. In addition to structural soundness, the surrounding environment is improved to contemporary standards. Both buildings and surroundings are well maintained. In order to qualify as an "existing sound housing" neighborhood, over 80% of the individual housing units should have been rated "standard" in the housing condition field survey.

2. *Conservation.*

Areas designated for conservation treatment are those containing housing of varying conditions. A majority of the dwelling units have been rated "standard" or "conservation feasible" in the housing condition field survey. Some residences were found to be deteriorating and a few were designated "substandard". These portions

of below standard housing were defined as the limits for an area to be classified as a conservation neighborhood.

Standard + conservation feasible - 70% or more

Conservation questionable + substandard 30% or less

Substandard not to exceed 20%

Some environmental deficiencies exist in the neighborhood. However, these are not substantial. Normally, only one major environmental problem is present, such as a deteriorating street or poor surface drainage. In some cases, poorly maintained individual structures or yards are the source of the environmental deficiency.

The conservation concept is applied to neighborhoods which are beginning to show signs of deterioration. This type of treatment is designed to preserve and restore the structures and environment in an area before more drastic measures are needed. The objective of this type of treatment is to obtain an improved, well maintained neighborhood which will remain stable over a long period of time.

Generally, the improvements should be made by the residents and owners, either on their own or with individual assistance from one of the housing programs listed in the appendix. The Homeowners Association is a good vehicle to get a clean-up or fix-up program started in the neighborhood.

3. Rehabilitation and Redevelopment

Normally a substantial portion of these areas is deteriorated to such an extent that only drastic measures will re-establish it as a sound neighborhood, capable of remaining stable for a long period of time. Treatment of blighted areas may take several forms; locally sponsored projects, lot-by-lot change in use or density (accomplished by individual property owners), and federally assisted projects.

Locally sponsored projects may involve several kinds of remedial treatment. These could include clearance, rehabilitation of structurally sound buildings, replacement of inadequate public facilities, and substantial replanning of the area. The degree of each type of treatment required is dependent upon the extent of the neighborhood's blighted condition.

Lot-by-lot changes in land use or residential density is the most common form of rehabilitation. Change occurs gradually, upon initiative of the private property owners. Zoning changes, consistent with realistic market demands and the Community's General Plan is usually sufficient to stimulate neighborhood rehabilitation.

Federally assisted redevelopment projects, one form of rehabilitation, are similar in scope to those which are locally sponsored. Certain requirements are made concerning the planning and execution of the project. The extent and type of treatment used is dependent upon the degree of blight affecting the area.

Those areas designated for rehabilitation treatment are generally defined as containing the following percentages of substandard housing units.

Substandard - 25% or more

Environmental conditions are generally very poor throughout these areas and contribute significantly to the existing blighted state. Examples of these conditions are lack of park and recreation facilities, inadequate sewerage, poorly designed streets, etc. Many of the residences have poorly maintained yards and structures. Often, the overall neighborhood design has contributed to the bad environmental conditions.

The first consideration in the design of a building is the purpose for which it is to be used. This purpose will determine the size, shape, and location of the building. The next consideration is the climate in which the building will be used. This will determine the type of construction and the materials to be used. The third consideration is the cost of the building. This will determine the quality of the materials and the type of construction. The fourth consideration is the time in which the building must be completed. This will determine the type of construction and the materials to be used. The fifth consideration is the location of the building. This will determine the type of construction and the materials to be used. The sixth consideration is the appearance of the building. This will determine the type of construction and the materials to be used. The seventh consideration is the safety of the building. This will determine the type of construction and the materials to be used. The eighth consideration is the health of the building. This will determine the type of construction and the materials to be used. The ninth consideration is the comfort of the building. This will determine the type of construction and the materials to be used. The tenth consideration is the durability of the building. This will determine the type of construction and the materials to be used.

Redevelopment treatment is recommended for those areas which contain substantial numbers of housing units which have deteriorated to the point where they no longer provide safe and adequate shelter. In many cases these units are not economically repairable. Rehabilitation of the neighborhood would eliminate blighted conditions through the removal of unsafe structures, repair of economically repairable units, and provision of adequate public facilities. The neighborhood environment would be upgraded by the installation of needed utilities, sidewalks, curbs, and gutters, recreation facilities, redesigned circulation systems, etc. The goal to be attained by use of this treatment is the creation of a stable, sound neighborhood, capable of remaining an asset to the community for many years in the future.

4. New Housing

The development of non-urbanized lands in accordance with the General Plan will be one of the most productive methods of increasing the housing stock. Several areas are available for development with residential uses. The Housing Plan Map identifies those areas which seem to be the most logical for the needed future housing. Much of the future population growth will be housed in these presently vacant areas.

A well balanced community should contain a variety of residential densities and types; permitting a choice for the housing consumer. Most important, sufficient housing should be available within financial capabilities of the various economic groups of the community.

Continued use of the single family housing type would be appropriate in the low density neighborhoods of the community. Contemporary housing concepts such as cluster and townhouse projects should be encouraged for more efficient use of the diminishing land resources. Townhouses, garden apartments and condominiums should be used in the higher density areas along with duplexes and apartments.

The city and the county in areas outside the city should require development of sufficient housing for low and moderate income families in the newly developed areas. The availability of adequate housing with a decent environment is essential to the well being of these disadvantaged groups and the total community.

5. *Existing Housing to be Converted to Non-Residential Uses*

In certain areas, housing is located in the vicinity of incompatible land uses. For example, residences might be on the fringe of an expanding commercial district. In these cases, it is recommended that the housing be replaced with more compatible uses. The replacement could be accomplished privately, with local government encouragement, or with direct government action.

When units such as these are removed, they should be replaced with housing of a similar cost elsewhere in the community. The replacement housing should be available prior to removal of the existing units. Whenever relocation of individuals or families is necessary, the agency responsible must make every effort to assist the displaced persons in finding another sound residence within their economic means.

6. *Environment to be Rehabilitated*

The environment within certain areas of residential neighborhoods is a major cause of deterioration. The environmental problem might be limited to one public facility or it could be a combination of several poorly designed or maintained improvements or the lack of improvements. The problems might, also, be concentrated on the privately owned residential parcels. The lack of certain improvements or poor maintenance could contribute to the deficient environment.

In those areas designated for environmental rehabilitation, particular improvements should be installed or constructed to help eliminate the blighting conditions. On the public side these might take the form of repaved streets, installation of sidewalks, curbs, and gutters, construction of recreation facilities, improvement of drainage structures, or general beautification. Privately, the property owner could improve maintenance practices and install or improve needed accessory facilities such as drives, appurtenant structures and land.

7. *Non-Residential Uses*

Since the Housing Plan is first concerned with residential land uses, all others are grouped under the "Non-Residential Uses" category. Manufacturing, commercial, agricultural, public, and other land use classifications fall within this category.

8. *Transition Housing*

Certain residential areas within the city and planning area contain housing, rated from standard to substandard in the housing survey, that are designated for conversion to higher density residential uses in the General Plan. These are termed areas

of transition housing. The change in land use will normally occur on an individual property basis except where substantial areas are shown for rehabilitation. A certain degree of parcel consolidation will occur, however, the current lot and circulation pattern will probably not be altered significantly. The result will be a neighborhood-wide change in population density.

Careful consideration should be paid to any increased capacity of streets, utilities, and parks which might be created because of the additional population. Any required improvements should be made concurrent with the gradual population increases.

Transition housing designation can appear in any of the treatment areas. For example, where transition housing is designated in a rehabilitation area, it means that the older deteriorating and sub-standard single family dwellings should be razed and replaced with new, higher density housing. When transition housing is designated in a conservation area, the change from single family to multiple will be more gradual, and when designated in a standard housing area the change is less urgent and would probably not take place until the condition of the housing changed or the economic pressure forced the change to higher density.

b. CONSERVATION HOUSING AREAS PROPOSED

Approximately half of the residential areas in Bakersfield are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions in the city.

Immediate and positive action should be initiated by the city for upgrading housing in these areas. The city should continue to cooperate with the Kern County Housing Authority. Residents in

these areas should be made aware of, through a technical aid program sponsored by the city or housing authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The Homeowners or Renters Association is one possible means of getting the public interested in doing something about their poor housing conditions.

C. REHABILITATION OF SUBSTANDARD HOUSING AREAS PROPOSED

Many of the Census Tracts have substantial areas that should be designated for rehabilitation and clearance if necessary. Incidence of substandard housing in these areas ranges from 10% to 36% of all units, and where conservation is questionable the range is from 35% to 50%.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

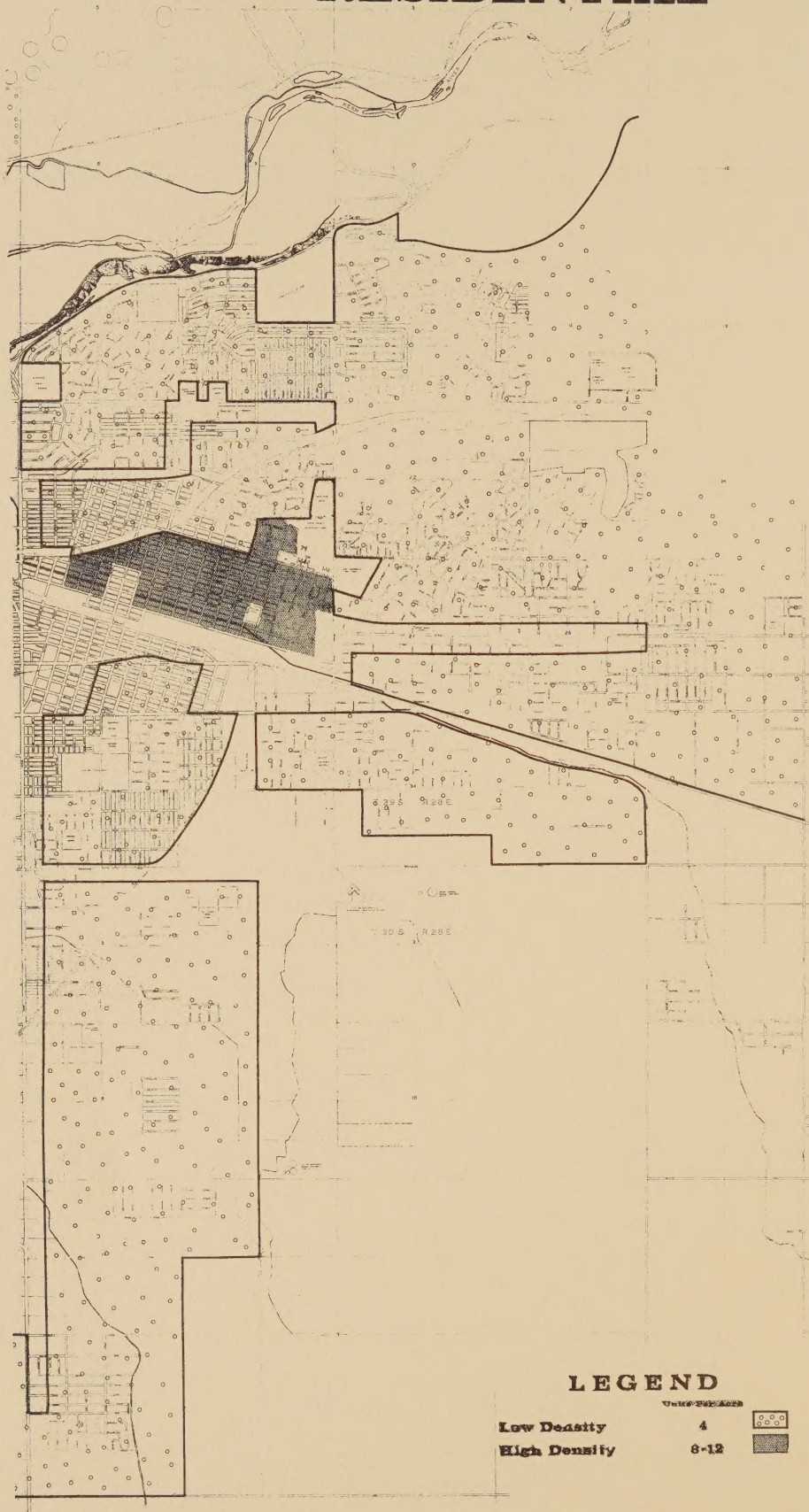
Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to approximately 8 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development such as clustering, townhouses, garden apartments, or other innovative forms.

d. NEW HOUSING PROPOSED

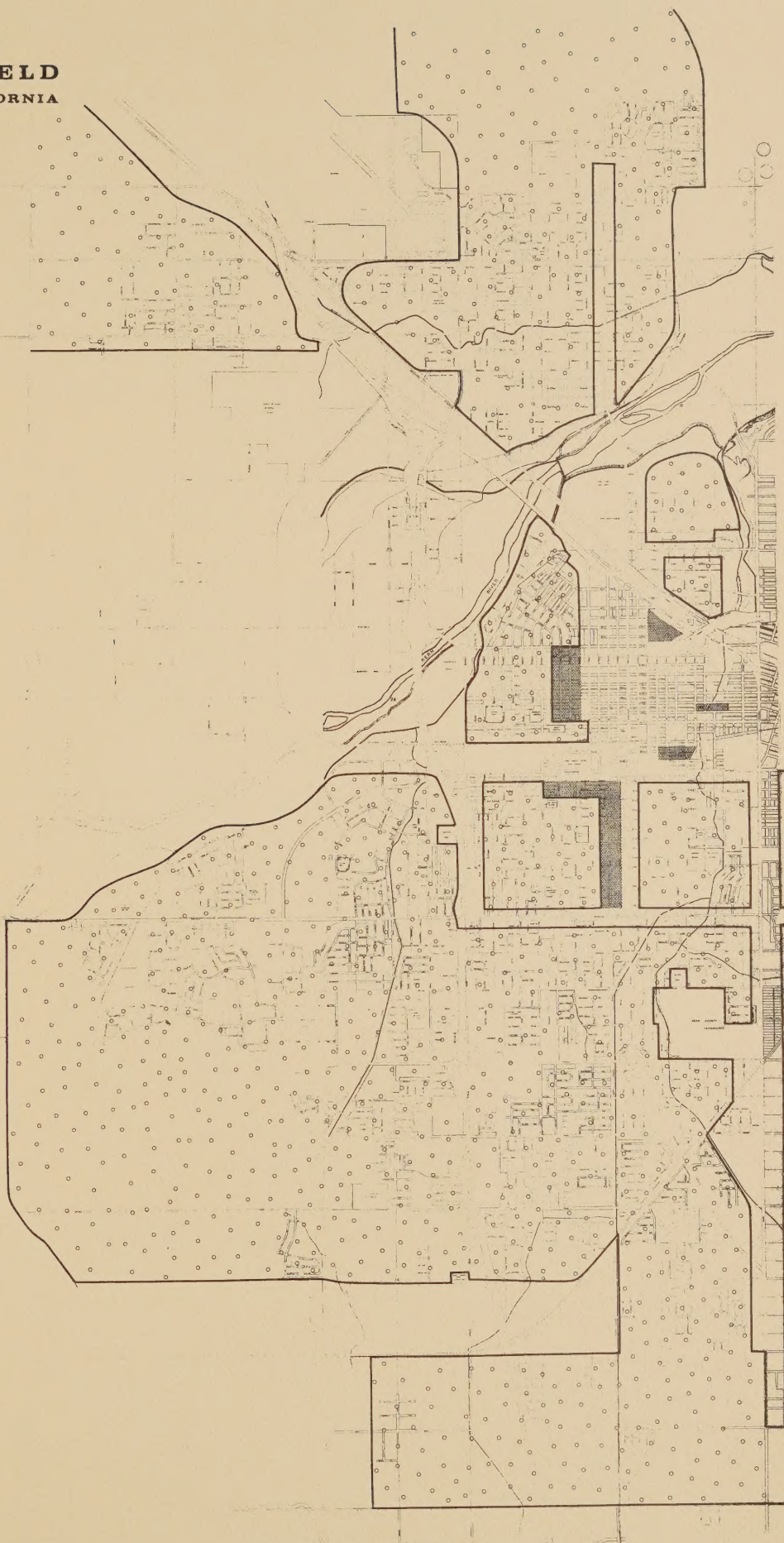
The population projected for the City of Bakersfield for 1990 is 117,750, which represents an increase of approximately 48,235 persons. The total number of housing units needed to house the 1990 population based on a reduced population per household from 3.0 to 2.7 is about 43,610 units. The population for the Greater Bakersfield Area is 178,316 persons. The population projected for this area is 232,100 persons for 1990 which represents an increase of approximately 48,800 persons. The total number of houses needed to house the 1990 population of the Greater Bakersfield Area, based on the reduced population per household, is approximately 86,000 units (with a 7% vacancy factor). The areas shown for new housing on the plan will hold most of these additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to 8 units.

As the City's and the Planning Area's General Plan is reviewed and updated in the future, consideration should be given to increasing the holding capacity, if and when necessary, by means other than conventional single family low-density development.

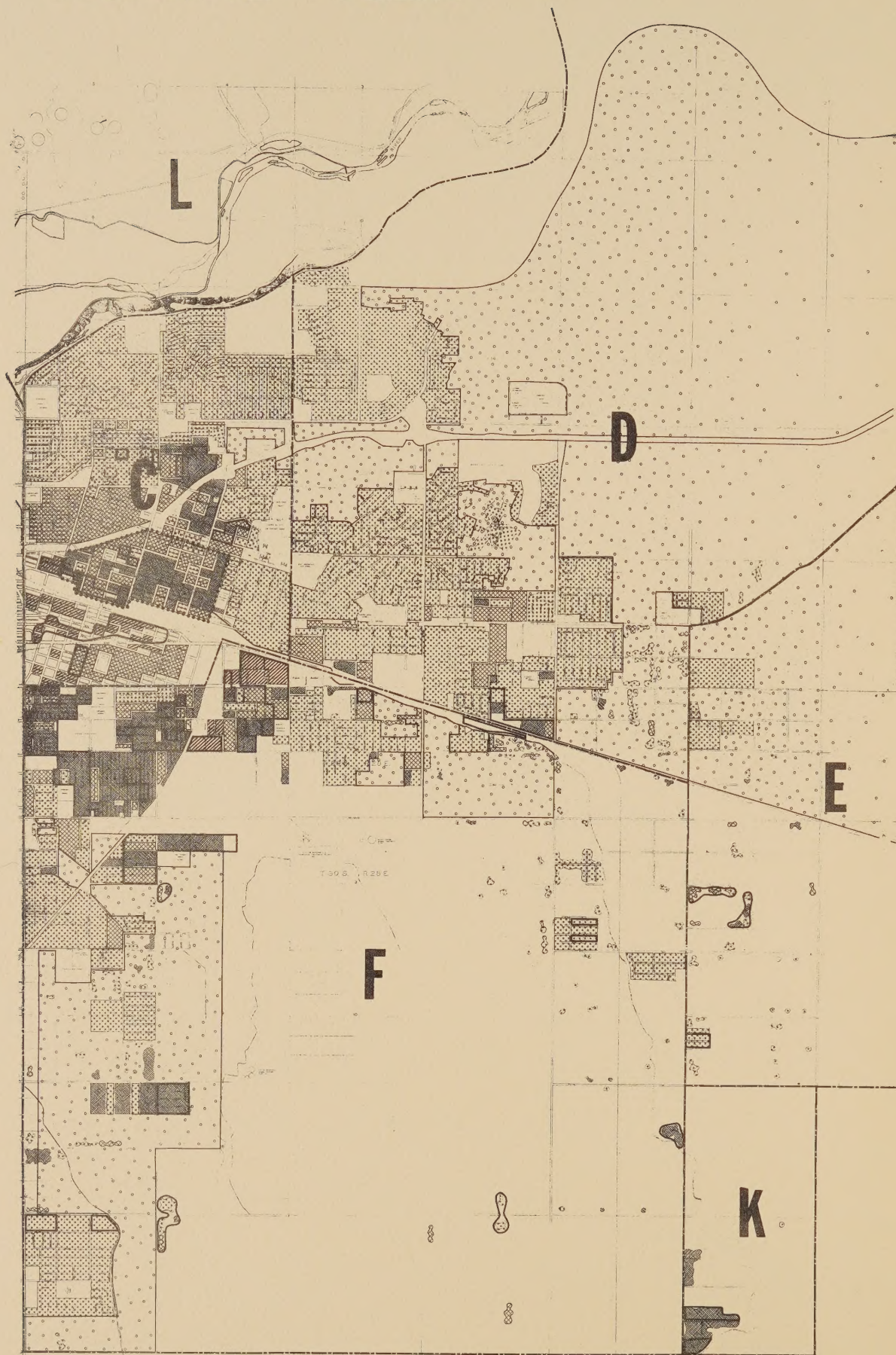
LAND USE PLAN RESIDENTIAL



CITY OF BAKERSFIELD
KERN COUNTY, CALIFORNIA

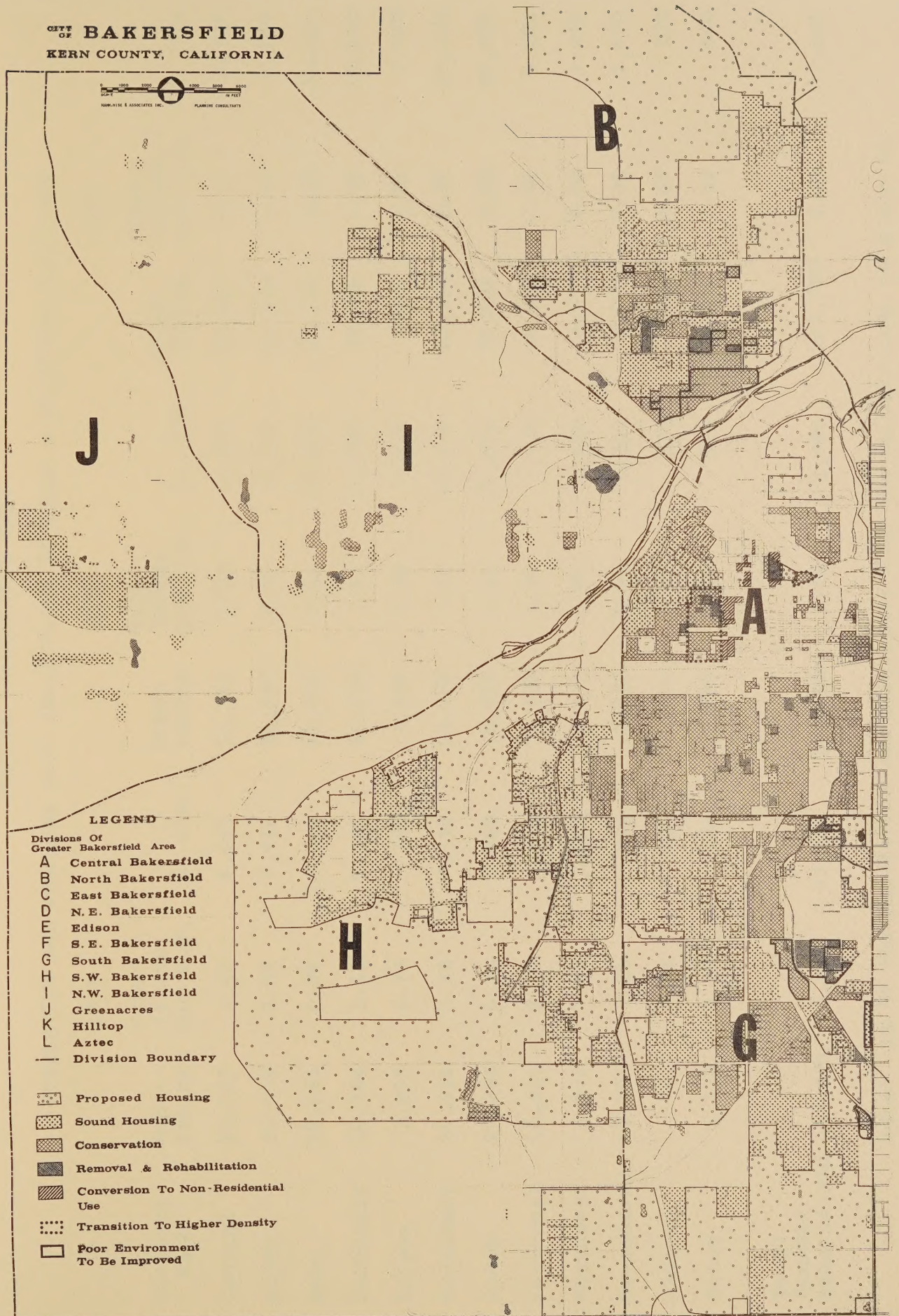


HOUSING PLAN



CITY OF BAKERSFIELD
KERN COUNTY, CALIFORNIA

0 1000 2000 3000 4000 5000
 FEET
 HAWKINS & ASSOCIATES, INC. PLANNING CONSULTANTS



GREATER BAKERSFIELD AREA

POPULATION AND DWELLING UNIT PROJECTIONS BY LOCAL STATISTICAL DIVISIONS

Division Name	1970			1975			1980		
	Popu- lation	Popu- lation per D.U.	D. U's.	Popu- lation	Popu- lation per D.U.	D. U's.	Popu- lation	Popu- lation per D.U.	D. U's.
Central	21,157	2.45	8,641	21,390	2.50	9,110	21,600	2.50	9,240
North	20,076	2.61	7,926	21,040	2.60	8,620	21,400	2.60	8,760
East	28,141	2.80	10,089	27,620	2.80	10,500	27,100	2.80	10,300
Northeast	30,366	3.18	9,541	32,630	3.00	11,580	34,900	3.00	12,370
Edison	2,839	3.73	762	3,400	3.00	1,210	4,000	3.00	1,420
Southeast	27,616	3.54	7,792	28,260	3.00	10,030	28,900	3.00	10,250
South	27,225	3.14	8,682	28,610	3.00	10,150	30,000	3.00	10,650
Southeast	16,421	3.10	5,290	21,490	3.00	7,630	26,500	3.00	9,400
Northwest	3,875	3.43	1,129	5,240	3.00	1,860	6,000	3.00	2,340
Greenacres	3,000	3.36	892	3,750	3.00	1,330	4,500	3.00	1,600
Hilltop	743	3.36	221	750	3.00	270	750	3.00	270
Aztec	1,272	2.52	504	1,390	2.50	590	1,500	2.50	640
Total Greater Bakersfield	183,331	2.97	61,424	195,590	2.68	72,880	207,750	2.69	77,240

Note: 1% of the population was eliminated from the calculations to allow for persons in group quarters and a 7% vacancy rate was applied.

GREATER BAKERSFIELD AREA

POPULATION AND DWELLING UNIT PROJECTIONS BY LOCAL STATISTICAL DIVISIONS

Division Name	Popu- lation	1985		1990		
		Popu- lation per D. U.	D. U's.	Popu- lation	Popu- lation per D. U.	D. U's.
Central	21,550	2.50	9,180	21,500	2.50	9,150
North	22,000	2.60	9,010	22,600	2.60	9,250
East	26,850	2.80	10,210	26,600	2.80	10,110
Northeast	36,700	3.00	13,020	38,500	3.00	13,700
Edison	4,500	3.00	1,600	5,000	3.00	1,770
Southeast	30,450	3.00	10,800	32,000	3.00	11,350
South	31,750	3.00	11,270	33,500	3.00	11,890
Southeast	30,750	3.00	10,910	35,000	3.00	12,420
Northeast	7,950	3.00	2,820	9,300	3.00	3,300
Greenacres	5,000	3.00	1,770	5,500	3.00	1,950
Hilltop	770	3.00	270	800	3.00	280
Aztec	1,650	2.50	700	1,800	2.50	770
Total Greater Bakersfield	219,920	2.70	81,560	232,100	2.70	85,940

Note: 1% of the population was eliminated from the calculations to allow for persons in group quarters and a 7% vacancy rate was applied.

XX. ANNUAL WORK PROGRAM

Following is a suggested Annual Work Program designed as an initial step toward accomplishment of the city and the planning area's planning goals.

Year 1.

a. Establishment of a Housing Advisory Committee to work closely with the County Housing Authority to develop a housing program.

b. Housing Authority Organization in the community and/or formation of a long-range work program toward provision of housing for low and moderate income families.

c. Continue with FHA 235 and 236 programs.

Year 2.

a. Development of a Capital Improvement Program for public facilities.

b. Institution of aid to displaced families program.

c. Start preliminary planning for neighborhood planning and improvement projects in conjunction with neighborhood citizen groups.

Year 3.

a. Intensification of existing program for removal of dilapidated residential structures.

b. Institution of a concentrated code enforcement program.

c. Establishment of a technical aid program.

Year 4.

a. Proceed with additional neighborhood planning and improvement programs.

b. Start planning for rehabilitation or conservation programs indicated on the plan.

Year 5.

a. Proceed with neighborhood rehabilitation and conservation programs.

b. Proceed with installation of necessary public facilities.

A P P E N D I X "A"

SUMMARY OF FEDERAL AID FOR HOUSING
AND HOUSING RELATED PROJECTS

FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Please note: Though this listing presents federal programs as of January, 1969, programs are continuously subject to revisions from both legislative and appropriations activities. For the current status of any program, contact your local or regional office of the Farmer's Home Administration, or of the Department of Housing and Urban Development (HUD), (FHA).

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FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

FARM LABOR HOUSING - Migrant Housing

This program provides insured loans and grants to finance construction of rental housing for domestic farm laborers. Loans may be made to farmowners, associations of farmers, State or political subdivisions, or nonprofit organizations. Grants may be made to a State or political subdivision or a broadly-based nonprofit organization that will provide labor housing as a community service. Occupants must be citizens of the United States who receive a substantial portion of their income as farm laborers.

Loan funds and grant funds may be used to construct, improve, or repair farm labor housing, including facilities for kitchens, dining halls, and appropriate health and recreational facilities. In addition, funds may be used to develop water, sewage disposal, heat, and light systems needed for the housing and other facilities. Funds may also be used to buy land on which labor housing projects will be located.

The interest rate on the loans is five percent per year on the unpaid principal. The maximum term is 33 years.

RENTAL AND COOPERATIVE HOUSING FOR RURAL PEOPLE

This program provides loans for rental and cooperative housing in rural areas for low and moderate income families and senior citizens. Interest rates and repayment terms vary with the type of loan made.

Loans can be used to construct, purchase, improve, or repair rental or cooperative housing. Housing may consist of apartment buildings, duplex units, or individual detached houses. Funds may also be used to provide recreational and service facilities appropriate for the dwellings and to buy and improve the land on which the buildings are located.

Loans may not be made for nursing, special care, or institutional type homes.

RURAL HOUSING LOANS

This program provides loans to low-income farmers and residents in rural areas and communities with populations up to 5,500. There are special interest supplement payment provisions for low-income families that can bring interest rates down to as low as one percent. Loans can be used:

- for constructing, improving or repairing rural homes, farm service buildings, and related facilities, which may include water for farmstead and household use.
- to buy buildings and building sites.
- to finance self-help housing projects for low-income families.
- to repair homes damaged by natural disaster.
- to finance homes for senior citizens.

Maximum repayment term is 33 years. Interest rates vary.

Applicants must: (1) be unable to finance improvements themselves and be unable to obtain reasonable credit terms elsewhere; (2) be U.S. citizens of legal age and good reputation; and (3) lack decent, safe, and sanitary housing or essential farm service buildings.

RURAL SELF-HELP HOUSING LOANS

This program is designed to enable low-income rural families to build adequate housing even though their income is not sufficient to finance construction by customary methods. Families who will occupy the dwellings perform most of the construction work under the supervision of an expert. Each family in the group agrees to work an agreed-upon number of hours to complete all the houses in the group. Materials may be purchased on a group basis for economy.

Loan funds are used to buy material and to pay for any contracted skilled labor which the participating families are unable to perform. Loans also may be used to purchase building sites.

The Farmers Home Administration will assist in providing plans for the homes, advise on assistance available from other public bodies, and conduct preconstruction meetings instructing in the self-help concept.

Small groups of from six to ten families may make application for self-help housing loans. An application from each participating family is accepted and processed on an individual basis. Each family must be able to repay the loan for the cash cost of the house. The family labor normally amounts to one-third or more of the total value of the finished home.

WATER AND WASTE DISPOSAL SYSTEMS FOR RURAL COMMUNITIES

Loans and grants are made to public and nonprofit organizations primarily serving rural residents to plan and develop domestic water supply and waste disposal systems in rural areas. When needed to reduce users charges, applicants may obtain development grants up to fifty percent of the development cost of a water or waste disposal system.

Comprehensive planning grant funds may be used for: technical and professional services; salaries of technical, professional, and clerical assistants employed specifically to work on the plan; pertinent administrative costs, and necessary test wells and soil and water investigation.

Public or quasipublic bodies and nonprofit corporations serving residents of open country and rural towns and villages up to 5,500 population not part of an urban area are eligible when:

1. They are unable to obtain needed credit elsewhere at reasonable rates and terms.
2. They have the legal capacity to borrow and repay money, to pledge security for loans, and to operate the facility or services installed under the loan.
3. They are financially sound and effectively organized and managed.
4. The proposed improvements will primarily serve farmers, ranchers, farm tenants, farm laborers, and other rural residents.

Farmers Home Administration Department of Agriculture.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOME IMPROVEMENT LOANS - Title I

This program provides for insurance by the Federal Housing Administration of loans of up to \$5,000 to alter, repair and improve residential and non-residential properties and loans of up to \$15,000 (not to exceed \$2,500 for each dwelling unit) to alter, repair, improve, or convert existing structures used or to be used as dwellings for two or more families. The loan term in both instances may not exceed seven years.

A person who either owns the property to be improved, is buying it under contract, or holds it under a lease good for 6 months beyond the date the loan will mature is eligible. The borrower must have enough income to make the regular payments on the loan.

Application for the loan may be made to any commercial lender participating in this FHA loan-insurance program.

CODE ENFORCEMENT GRANTS

This program provides financial assistance to cities and counties to carry out 3-year concentrated code enforcement projects in appropriately selected areas where at least twenty percent of the buildings have code violations. Grants are provided for up to 2/3 of eligible costs-3/4 for communities 50,000 or under in population- for the planning and execution of the code enforcement program and the provision of certain street improvements. In addition to technical assistance, financial assistance in the form of direct 3 percent interest loans and grants of up to \$3,000 are available to eligible area residents. All eligible relocation costs for persons displaced as a result of the code enforcement are provided.

COMMUNITY RENEWAL PROGRAM - CRP

This program provides grants to eligible cities and counties to assist in preparing a countywide renewal strategy covering the full range of renewal actions required to meet a locality's needs. This includes rehabilitation, code enforcement, redevelopment, neighborhood development programs, capital improvements, social action, antipoverty programs, etc.

Grants may not exceed two-thirds of the cost of preparing, completing, or revising the Community Renewal Program. The community is responsible for remaining costs, which can be provided in each or in performance approved work.

HOME MORTGAGE INSURANCE - 203

This program provides insured mortgage financing for the construction, purchase, or repair and rehabilitation of one-to-four family homes. It is designed to help families undertake home ownership on a sound basis.

The maximum mortgage amount for a single-family owner-occupied home is \$30,000. Mortgages on non-owner-occupied dwellings are limited to eighty percent of the maximum for owner-occupied homes. Insurance for properties which meet only the FHA low-cost housing standards, as in the case of rural area homes, is limited to \$13,500.

Any person having sufficient resources to make a three percent or greater downpayment and successfully meet the terms of the mortgage or any individual whose home (owned or rented) has been destroyed by a natural disaster (for a 100 percent loan) is eligible.

HOUSING REHABILITATION GRANTS

This program provides grants to individuals or families who own and occupy residences in neighborhood development, urban renewal, and code enforcement areas and areas certified by the locality to become such areas. The grants will cover the cost of repairs and improvements necessary to make the property conform to applicable codes or other requirements of the plan for the area.

Payments do not exceed the lesser of the actual cost of repairs or \$3,000 for applicants whose incomes do not exceed \$3,000 per year.

Owner-occupants of one to four-dwelling unit properties located in federally assisted project areas described above are eligible. Application for grant is to be made to the public agency administering the local program.

HOUSING REHABILITATION LOANS - 312

This program provides loans to assist rehabilitation in existing and in future urban renewal and code enforcement areas as certified by the locality.

Owners of property in urban renewal or concentrated code enforcement areas and business tenants of such property whose leases have at least as long to run as the terms of the loan are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR HOME OWNERSHIP FOR LOWER INCOME FAMILIES - 235

This program provides mortgage insurance to assist lower-income families in acquiring a home or membership in a cooperative housing project. Assistance is in the form of monthly payments by HUD to the mortgagee to reduce interest costs on a market-rate home mortgage insured by FHA to as low as one percent if the homeowner cannot afford the mortgage payment at twenty percent of income. Amounts of subsidies will vary according to the income of each homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality. Assistance may be provided for new or substantially rehabilitated homes, although exceptions will be made in a limited number of cases.

Homeowners owning a dwelling financed under either Section 235 (i) which meets the basic requirements as to mortgage amount and other requirements of Sec. 221(d)(2) or Sec. 234(c) or under Section 237, or members of a cooperative association operating a housing project financed under Section 213 are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR RENTAL HOUSING FOR LOWER INCOME FAMILIES-236

This program provides assistance to lower income families by lowering costs on certain rental and cooperative housing. The assistance is provided in the form of monthly payments to the mortgagee on behalf of the mortgagor of a part of the interest on a market rate project mortgage insured by FHA. Interest reduction payments may also be made on a rental or cooperative housing project owned by a private, nonprofit limited dividend, or cooperative entity which is financed under a State or local program providing assistance through loans, loan insurance or tax abatements.

The periodic interest reduction in payments reduces payments on the project mortgage from an amount required for principal, interest, and mortgage insurance premium on a market rate mortgage to an amount that would be required for principal and interest if the mortgage bore an interest rate of one percent. The purpose of the payments is to bring the monthly rental charges down to a level which lower income families can afford (25 percent of the tenant's adjusted monthly income).

Nonprofit, limited dividend and cooperative entities may apply for mortgage insurance and interest reduction payments.

LOW AND MODERATE INCOME HOUSING-FINANCIAL ASSISTANCE FOR NONPROFIT SPONSORS

This program provides loans to stimulate prospective nonprofit sponsors of low-and moderate-income housing to develop sound housing projects efficiently. It is designed to provide strong nonprofit groups with the financial resources required to establish identifiable low-and moderate-income housing projects.

Eighty percent interest-free loans covering certain preconstruction costs may be used to plan and obtain financing for a proposed project. The loans are repayable when the permanent mortgage proceeds become available, as the costs they cover are generally included in the final mortgage financing.

LOW RENT PUBLIC HOUSING-turnkey

This program provides loans and annual contributions which permit public agencies to provide decent, safe and sanitary housing for low-income families at rents they can afford. Local housing authorities rent to low-income families dwelling units provided by construction, rehabilitation of existing structures, purchase from private developers or builders (the Turnkey method), and by lease from private owners.

There are special provisions for people of limited incomes who are displaced by urban renewal, highway construction, government actions, natural disasters, and for the elderly, the handicapped and American Indians.

LOW RENT PUBLIC HOUSING-LEASING-Leased Housing or Rent Certificate Programs

This program provides annual contributions to authorized public agencies to work with real estate agencies, owners, and developers to provide housing for low-income families.

Local authorities lease dwellings from private owners and make them available to low-income families at rents they can afford. Local authorities are also authorized to purchase a structure containing leased units and resell it to the tenants on terms which they can manage without undue financial hardship.

LOW RENT PUBLIC HOUSING-MODERNIZATION OF PROJECTS

This program provides loans and annual contributions to bring existing public housing projects up to present day physical standards, and to involve tenants in all aspects of management including planning and implementing modernization programs, determining management policies and practices, expanding services and facilities, and providing employment opportunities. Priority is given to serious problem localities.

MAJOR HOME IMPROVEMENT-203(b)

Major home improvements may be financed with loans insured by the Federal Housing Administration under several different programs.

A home mortgage on one-to four-family dwellings can be re-financed with a new Section 203(b) mortgage in an amount sufficient to pay off outstanding mortgages and finance improvements. Such mortgages include special terms for veterans.

Loans of up to \$10,000 per family-unit (\$14,500 in high-cost areas) with terms up to 20 years are insured by FHA under Section 203k for improving or rehabilitating one to four-family homes located inside or outside urban renewal areas. Similar loans may be insured under Section 220h on one to eleven-family units in urban renewal areas.

MODEL CITIES

This program provides supplemental financial and technical assistance to enable cities to improve the quality of their physical and social environment. Cities are required to utilize and coordinate existing Federal grant-in-aid programs, state, local, and private resources, and to involve neighborhood residents in planning and executing comprehensive five-year plans.

The program authorized the Department of Housing and Urban Development to pay (1) eighty percent of the costs of planning and developing comprehensive city demonstration programs; (2) eighty percent of the cost of administering the approved programs, but not the cost of administering any project or activity assisted under a Federal grant-in-aid program; and (3) the costs of projects and activities included in the approved programs, not to exceed eighty percent of the aggregate amount of non-Federal contributions otherwise required to be made to all projects or activities assisted by Federal grant-in-aid programs which are undertaken in connection with such demonstration programs.

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-IMPACTED AREAS-810

This program provides two types of mortgage insurance involving housing for the Armed Forces in impacted areas:

1. Mortgage insurance for builders to construct multifamily rental housing of not less than eight units, and of detached, semi-detached, and rowhousing for rental and eventual individual sales to military, or essential civilian personnel of the Armed Services, NASA, AEC, or employees of contractors thereof (810 f and g).

2. Individual mortgage insurance for detached, semidetached, or rowhousing released from projects insured under Section 810 f and g, described above, for individual ownership by military or essential civilian personnel of the Armed Forces, NASA, AEC, or employees of contractors thereof (810h).

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-CIVILIAN EMPLOYEES-809

This program provides mortgage insurance to finance the construction or purchase of owner-occupied one-to-four family housing for civilian employees of the Department of Defense, NASA or AEC, or their contractors. The housing must be located at or near research or development installations.

Maximum mortgage amounts:

\$30,000-1 family

\$32,500-2 or 3 family

\$37,500-4 family

MORTGAGE INSURANCE FOR ASSISTANCE TO SPECIAL CREDIT RISK FAMILIES-237

This program provides mortgage insurance to finance home ownership for certain families of low and moderate income who can not qualify for insurance under normal standards because of their poor credit history. The program also provides debt management and related family counseling for low-and moderate-income families seeking to achieve home ownership. Because this is currently an experimental new program, credit assistance-family counseling services will be offered in a series of pilot projects throughout the country. The program will be expanded as rapidly as possible.

MORTGAGE INSURANCE FOR CONDOMINIUM HOUSING-234

This program enables persons to reside in multifamily projects on an ownership, rather than a rental basis. In condominium ownership a person owns separately one or more single dwelling units in a multi-unit project and has an undivided interest with the owners of the other units in common areas and facilities serving the project.

This mortgage insurance section provides long-term mortgage financing for purchase of an individual family unit in a project. It also enables financing for construction or rehabilitation of a housing project by a sponsor who intends subsequently to sell individual units on a condominium basis.

MORTGAGE INSURANCE FOR COOPERATIVE HOUSING-213

This program provides insurance of long-term mortgage loans used to finance projects that will be owned by, and provide housing for, members of nonprofit cooperative corporations. The financing can be used in several ways: for construction of a project; acquisition and/or rehabilitation of an existing project by the cooperative corporation; to improve and repair a project already owned by the cooperative corporation and to finance the resale of individual memberships; in the case of individual family dwellings, to construct dwellings that will be sold to individual members and to provide mortgage financing for individual members purchasing units in such projects; and to construct or rehabilitate a project that the sponsor intends to sell to a non-profit cooperative.

The program is intended to serve a broad cross-section of the housing market, and its administration recognizes variations in the needs of different types of families in central and suburban areas.

To be eligible, a cooperative housing project must consist of not less than five units. The property may be located in any area approved by the FHA when a need for such housing is demonstrated by the market.

MORTGAGE INSURANCE FOR EXPERIMENTAL HOUSING-233

This program provides mortgage insurance on individual homes and multifamily properties that incorporate new or untried construction concepts intended to reduce housing costs, raise living standards and improve neighborhood design.

It is designed to speed the development of new concepts by reducing the risks involved in underwriting mortgages on housing incorporating experimental materials, designs and techniques.

Interested sponsors able to prove that the property which is proposed is an acceptable risk for testing advance housing design or experimental property standards are eligible.

MORTGAGE INSURANCE FOR LAND DEVELOPMENT AND NEW COMMUNITIES-Title X

This program provides financing for land acquisition and development costs for large subdivisions and complete new communities and for the implementation of sound planning concepts in their development. Proceeds of mortgages insured under this program may be used to finance land acquisition, water and sewer lines, streets and lighting, and other installations needed for residential communities. Non-residential buildings (commercial, school, etc.) are not included, except for water supply and sewage disposal installations, clubhouses, parking garages, etc., owned and maintained jointly by property owners.

Land development must meet statutory and FHA requirements and receive all governmental approvals required by State or local law or by the Department of Housing and Urban Development. Land development project mortgages, except those covering New Communities or sewer and water systems, are limited to terms not exceeding 10 years.

Prospective mortgagors, subject to the approval of the Federal Housing Commissioner are eligible. Public bodies are not eligible.

Eligibility as a "new community" requires specific findings of substantial contribution to the sound economic growth of the area and approval of the local governing bodies and the Governor of the State (unless the locality holds State-delegated powers of self-government).

MORTGAGE INSURANCE FOR LOW AND MODERATE INCOME HOUSING-MARKET RATE 221-MR

This program provides mortgage insurance to aid in financing the construction of detached, semidetached, row, walkup, or elevator-type rental housing for low-or moderate-income families, persons 62 or older, or handicapped persons. There must be a minimum of 5 units. Priority in occupancy is assigned to persons displaced by urban renewal or other governmental action. There are no family income limitations on eligibility for occupancy.

Private profit-motivated mortgagors are eligible.

Application is made through a commercial lending institution following a preapplication conference with the local insuring office.

MORTGAGE INSURANCE FOR MODERATE INCOME HOMES-221-(d) (2)

This program provides insured mortgage financing for construction, purchase, or rehabilitation of single-family homes and one-to-four unit rental projects, at the market interest rate, for low-and moderate-income families.

Advantageous financing terms for home purchase are available to families who are displaced by urban renewal, or other governmental action.

All families are eligible, subject to income and credit qualifications. Displaced families qualify for special terms.

Application is made to a lending institution approved by FHA as a mortgagee. Certification of eligibility as a displaced family is by the appropriate local government agency.

MORTGAGE INSURANCE FOR MULTIFAMILY RENTAL HOUSING-207

This program provides mortgage insurance and long-term mortgage financing for the construction or rehabilitation of rental housing. It is designed to serve a broad cross section of the rental housing market by facilitating the provision of rental accommodations suitably designed to provide (1) adequate space for family living at reasonable rents, and (2) appropriate facilities for different types of families those with or without children or those located in urban or suburban areas.

Investors, builders, developers, and others who meet FHA requirements for mortgagors are eligible. Mortgage insurance provided under Section 207 can apply only to properties located in an area (1) approved by FHA for rental housing, and (2) where the need for such housing is demonstrated by market conditions.

MORTGAGE INSURANCE FOR PURCHASE OF FEE SIMPLE TITLE-340

This program provides insured mortgage financing for purchase of fee-simple title by a home owner who has only a leasehold interest in the land on which his home is located. Mortgages up to \$10,000 for a period of 20 years are allowable.

Homeowners subject to a leasehold who can meet income and credit qualifications are eligible.

MORTGAGE INSURANCE IN OLDER, DECLINING NEIGHBORHOODS

FHA has the authority, not a program, to insure financing of housing in older, declining neighborhoods. The agency will waive normal economic soundness requirements and economic life requirements in such areas and base decisions on mortgage insurance applications on individual merit and the need for housing for low and moderate income families in declining areas.

No neighborhood will be declared off limits for FHA-financing solely on the basis of its being an older neighborhood.

Homeowners or project owners who would qualify under the section of the Act under which he is seeking insurance may qualify for the waiver of certain eligibility requirements. Application is made through an FHA approved mortgagee.

MORTGAGE INSURANCE FOR SENIOR CITIZENS HOUSING-231

This program provides mortgage insurance to profit and nonprofit sponsors of new or rehabilitated rental housing projects specifically designed for occupancy by the elderly (62 years or over) or the handicapped. The mortgages may be repaid over a period not exceeding 40 years and may either finance up to 100 percent of the replacement cost or rehabilitated value in the case of nonprofit projects, or finance up to ninety percent in the case of profit-motivated projects. A project must have at least eight dwelling units.

Nonprofit or profit-motivated sponsors are eligible. Application is made through a lending institution approved by FHA as an eligible mortgagee.

The program permits broad, flexible plans specifying major land uses, density of development and the public facilities needed with no real lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions.

Cities, other municipalities, and counties are eligible. The locality must have a currently certified Workable Program for Community Improvement.

NEIGHBORHOOD FACILITIES

This program provides grants to aid in the construction and/or rehabilitation of multiservice neighborhood centers which offer a wide range of community services.

Grants may cover two-thirds of the development cost or seventy five percent in areas designated for redevelopment under Section 401, Public Works and Economic Development Act 1965.

Facilities must create, extend, or improve existing health, welfare, social, educational, cultural, and recreational services in the neighborhood. The facility must be (1) needed to carry out a program of community service (including a Community Act Program under Title II, Economic Opportunity Act, 1964) in the area, (2) consistent with comprehensive planning for the area, and (3) accessible to a significant proportion of the area's low-or moderate-income residents.

Local public bodies, agencies, or Indian tribes possessing authority under state or local law are eligible. These groups may contract projects to nonprofit organizations with appropriate legal, financial, and technical capability. Application is made to the HUD regional office serving the area.

RENT SUPPLEMENTS

This program, designed to make decent housing available to low-income individuals and families, provides Federal rent supplement payments to owners of certain private housing projects. The rent supplement payment amounts to the difference between at least 25% of the tenant's income and the fair market rent for the unit. The supplement cannot exceed 70% of the fair market rent for the unit. As the tenant's income changes the rent supplement is increased or decreased accordingly. If the tenant's income rises to the point where he can pay full rent he may continue living in the same unit without a supplement.

Tenants eligible for rent supplement are those whose incomes do not exceed the maximum established in the area for initial occupancy of low-rent public housing. In additions, they must qualify in one of the following ways: be elderly or handicapped (or have an elderly or handicapped wife or husband); be displaced by governmental action; be occupants of substandard housing; be present or former occupants of dwellings damaged or destroyed by a natural disaster occurring since April 1, 1965.

Housing owners eligible for contracts to receive rent supplements are nonprofit, cooperative, or limited-dividend organizations.

RELOCATION ASSISTANCE AND PAYMENTS

Relocation assistance and payments are provided for families, individuals, and business concerns to ease the impact of displacement caused by all HUD-assisted programs. The assistance is available in the form of help in finding standard relocation housing and in the reestablishment of business concerns in new locations.

Relocation payments up to \$200 are available to individuals and families to cover moving expenses, including storage costs, and direct loss of personal property. An Additional Relocation Payment of up to \$500 per year for a two-year period may be made to families, and elderly or handicapped individuals, who are unable to secure certain types of Federally assisted housing.

Business concerns and nonprofit organizations may receive relocation payments up to \$3,000 for combined moving expenses and direct loss of property. If moving expenses, including storage costs, exceed \$3,000, reimbursement may be made for actual approved moving expenses up to a maximum of \$25,000, exclusive of a payment for direct loss of property. Certain small business concerns may also be eligible for a Small Business Displacement Payment of \$2,500. Loans and managerial and technical assistance are made available through the Small Business Administration.

Individuals, families, business concerns, and nonprofit organizations displaced by a HUD-assisted program are eligible.

SENIOR CITIZENS HOUSING-202

This program provides low-interest, long-term loans for new and rehabilitated rental housing, dining facilities, community rooms, and workshops for the elderly (62 years and older) and the handicapped.

Loans may cover one hundred percent of the total eligible development costs of a major project (including costs of land and site improvements, construction, built-in equipment, and architectural, legal, advisory, and other fees). Loans can be repaid over a period of up to 50 years. The current interest rate is three percent per annum. Temporary financing during construction may be obtained from the Federal Government if needed.

In general, the projects are for those over 62 or the handicapped whose incomes are within official income limits established for the area by HUD. A member of the family under age 62 may reside with the elderly or handicapped persons if it is necessary to provide physical care or economic support.

Private nonprofit and limited dividend corporations, consumer cooperatives, and public agencies (except local housing authorities receiving financial assistance from the U.S. Government exclusively under the U.S. Housing Act of 1937) are eligible. Applicants must show that they cannot obtain the necessary funds from sources on terms and conditions equally as favorable as those under this program. Project occupancy criteria of applicant groups must be approved by HUD.

SURPLUS LAND FOR COMMUNITY DEVELOPMENT

This program provides a national demonstration designed to create complete new communities and neighborhoods on surplus Federal land in urban areas as well as surplus lands available under State and local government jurisdictions. The program utilizes established Federal programs, and is intended to demonstrate a joint public-private capability to create total new communities and neighborhoods rather than simply more housing projects or residential subdivisions. Such communities will offer housing, as well as a full range of education, recreation, parks, shopping, religious facilities, and public services to citizens of various income levels and racial backgrounds.

The program is intended to develop the highest quality in planning, urban design, architecture, and total environment for the new communities. Special emphasis is placed on encouraging new and more efficient methods of land development, housing construction, and provision of community facilities through the practical application of new systems and technologies.

City, County, and State governments may apply.

URBAN BEAUTIFICATION AND IMPROVEMENT

This program provides grants to expand community activities in the beautification and improvement of publicly owned and controlled land in urban areas.

A grant may equal up to fifty percent of the amount by which the applicant's expenditures in the current year for beautification and improvement activities exceed its usual annual expenditures for such activities.

Grants may be used for park and recreational upgrading and development, improvement of waterfronts, streetways, and squares, and the beautification and improvement of other public places. All activities must provide long-term benefits.

URBAN RENEWAL PROJECTS-Title I

This program provides grants, planning advances, and temporary loans to eliminate blight in urban areas through surveys and planning, land acquisition and clearing, rehabilitation of existing structures, new building construction, and the installation of public improvements including streets and sidewalks, utilities, incidental recreational areas, flood protection, and the preservation of historic structures.

A Federal grant on a 2/3 basis (population over 50,000) or 3/4 basis (population under 50,000) for areas, regardless of population which have been designated as economic development areas by the Department of Commerce is determined by the amount of funds needed over a 12-month period to carry out activities in the urban renewal areas contained in the community's program.

Local public agencies-which can be a local renewal agency or housing authority, or a local department of government-depending upon State enabling legislation, are eligible. The local governing body must enact a resolution approving the urban renewal project. The locality must adopt a Workable Program for Community Improvement, certified by the Secretary of the Department of Housing and Urban Development.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT-Workable Program

A Workable Program for Community Improvement is a prerequisite for the following Federal aids: Urban renewal, neighborhood development, concentrated code enforcement, interim assistance for blighted areas, demolition grants, community renewal programs, rehabilitation loans and grants in assisted areas, low rent public housing, FHA mortgage insurance under Section 220 and 221 (d) (3) and rent supplements under Section 221 (d) (3).

Essential elements of a Workable Program are codes and codes enforcement, planning and programing, housing and relocation and citizen involvement.

Workable Program certifications and recertifications are for two years and are based on a showing by the community that it is effectively using its resources to eliminate and prevent slums and blight.

Communities interested in obtaining Federal aids for which a Workable Program is a prerequisite, may request an application form (HUD-1081).

APPENDIX "B"

APPENDIX B

Population and Housing Projections; Methodology

All of the projection figures in the report were derived from a series of step down procedures based on historical trends and on the population projections made by the staff of the Planning Commission of Kern County and by population projections for the State of California by the State Department of Finance. Most of the projections in the report vary from previous figures because developments of the last decade have shown substantial changes from previous trends particularly in the area immigration and migration. As an example, the most recent projections for the State are considerably lower than the previous ones because the rate of increase in migration and natural increase have slowed over the past five years.

Following is an outline of the procedures used to project the populations and dwelling units.

Population: Kern County

- Method I. The County's changing percent of share from 1960 to 1970 of the State's population was applied to the projected population of the State.
- Method II. The adjustment procedure developed by the population Research Unit of the State Department of Finance to bring previous county projections in line with interim (January 1970) State projections was used in Kern County.
- Method III. The projected percent of change in employment from 1969 to 1975 as calculated by the State Department of Human Resources Development was used to obtain employment figures up to 1990. The resulting employment figures were transformed into population figures for use in checking the results in methods I and II.

Population: Census County Divisions and Cities

The area's changing percents of share from 1960 to 1970 of the County's population were applied to the projected population for the County.

Dwelling Units: All Divisions

The various population projections were used to compute the total number of needed dwelling units by the following conversion factors:

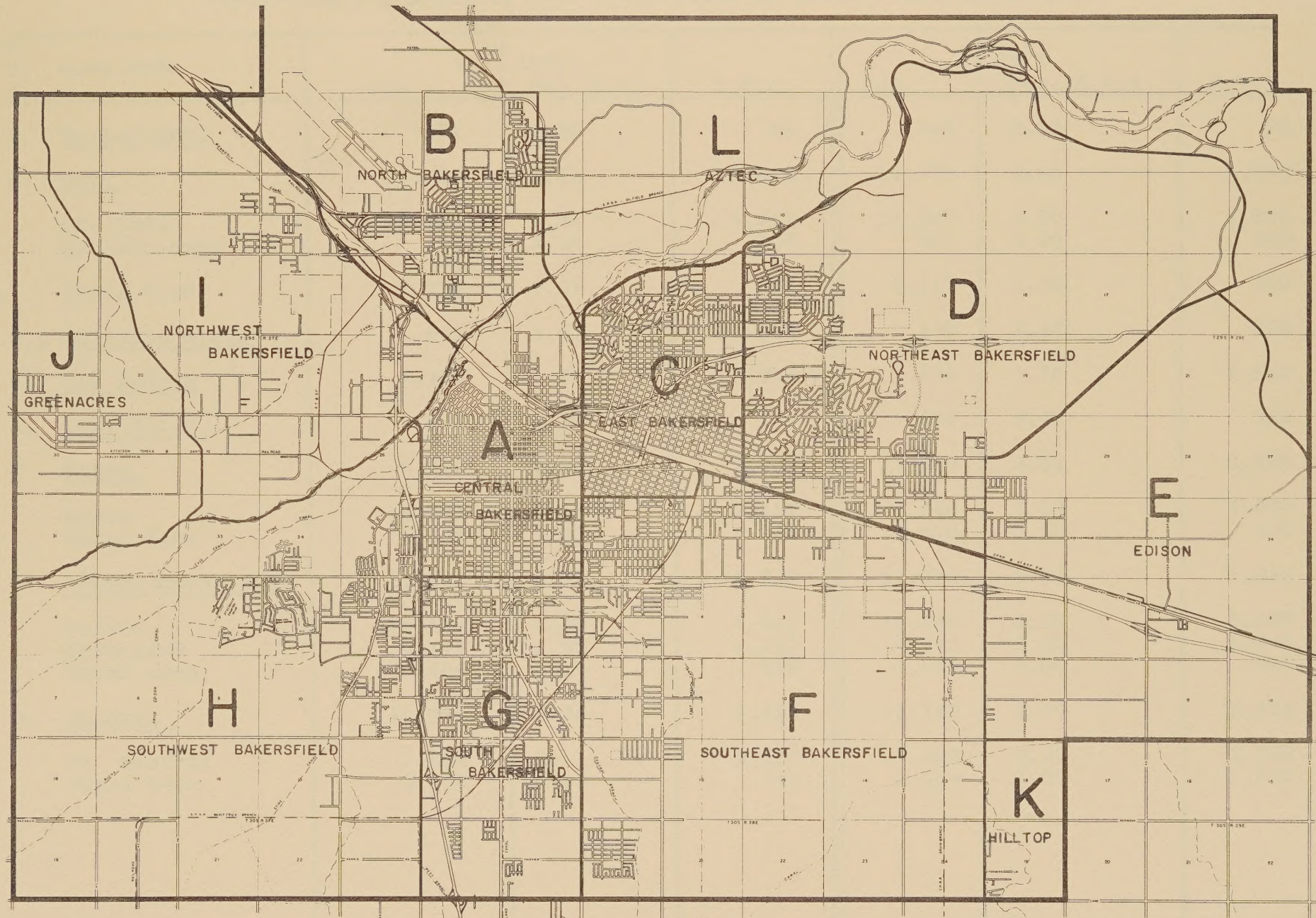
Group quarters: In all cities 1% of the population was eliminated from the computations to allow for people in group quarters, such as boarding houses.

Population per dwelling unit: If the current population/dwelling unit is under 3.05, it was used. If the current figure is over 3.14, the United States Bureau of the Census projections were applied.

Vacancy ratio: A vacancy ratio of 7% was considered desirable.

APPENDIX "C"

DIVISIONS OF THE GREATER BAKERSFIELD AREA



KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1970	D.U.s	Pop.	1975	D.U.s
		Pop./D.U.			Pop./D.U.s	
1. <u>Bitterwater</u>	191	3.08	62	245	3.00	90
2. <u>Taft</u>	15,750	2.62	6,018	14,870	2.60	6,090
Gr. Taft	12,206	2.51	4,865	11,600	2.50	4,940
Gr. Maricopa	820	3.07	267	860	3.00	300
(est.)						
Rural Area	2,724	3.07	886	2,410	3.00	850
3. <u>Maricopa Flats</u>	645	3.07	210	570	3.00	200
4. <u>Los Padres</u>	2,252	1.71	1,314	2,630	1.70	1,650
5. <u>Lost Hills</u>	607	3.37	180	800	3.00	280
6. <u>Wasco</u>	9,998	3.32	3,007	10,150	3.00	3,600
Wasco	8,269	3.33	2,482	8,540	3.00	3,030
Rural Area	1,729	3.29	525	1,610	3.00	570
7. <u>Delano/McFarland</u>	21,142	3.29	6,428	22,090	3.00	7,830
Delano	14,559	3.20	4,547	15,480	3.00	5,490
McFarland	4,177	3.50	1,192	4,340	3.00	1,540
Rural Area	2,406	3.49	689	2,250	3.00	800
8. <u>Shafter</u>	10,975	3.30	3,323	10,740	3.00	3,810
Gr. Shafter	7,864	3.11	2,527	7,800	3.00	2,780
Rural Area	3,111	3.91	796	2,900	3.00	1,030

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1970 Pop./D.U.	D.U.s	1975		D.U.s
					Pop.	Pop./D.U.s	
9.	<u>Buttonwillow</u>	2,335	2.94	793	2,170	2.90	800
10.	<u>Rosedale</u>	4,844	3.36	1,441	6,070	3.00	2,150
	Gr. Bakersfield(p) (Greenacres)	3,000	3.36	892	3,750	3.00	1,330
	Rural Area	1,844	3.36	549	2,320	3.00	820
11.	<u>Bakersfield</u>	178,316	2.98	59,817	189,660	3.00	67,300
12.	<u>Greenfield/Panama</u>	4,774	3.10	1,542	4,890	3.00	1,740
13.	<u>Arvin/Lamont</u>	17,980	3.47	5,188	17,490	3.00	6,210
	Gr. Bakersfield(p) (Hilltop)	743	3.36	221	750	3.00	270
	Gr. Arvin	5,654	3.31	1,707	5,550	3.00	1,970
	Lamont	8,913	3.56	2,504	8,960	3.00	3,180
	Rural Area	2,670	3.53	756	2,240	3.00	790
14.	<u>Glennville/Woody</u>	2,113	2.52	838	2,560	2.50	1,090
	Gr. Bakersfield(p) (Aztec)	1,272	2.52	504	1,380	2.50	590
	Rural Area	841	2.52	334	1,180	2.50	500
15.	<u>Isabella</u>	5,475	1.72	3,186	6,240	1.70	3,900
16.	<u>Walker</u>	269	1.93	139	430	1.90	240

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1970 Pop./D.U.	D.U.s	1975		D.U.s
				Pop.	Pop./D.U.s	
17. <u>North Tehachapi</u>	389	3.19	122	590	3.00	210
Gr. Tehachapi(p)	6	6.00	1	100	3.00	30
Rural Area	383	3.17	121	490	3.00	180
18. <u>South Tehachapi</u>	6,019	2.85	2,110	6,760	2.90	2,580
Gr. Tehachapi(p)	4,595	3.11	1,477	5,050	3.00	1,790
Rural Area	1,424	2.25	633	1,710	2.30	790
19. <u>Tejon</u>	100	2.27	44	150	2.30	70
20. <u>Indian Wells Valley</u>	21,342	3.03	7,053	22,670	3.00	800
21. <u>Antelope Valley</u>	23,646	3.23	7,324	25,320	3.22	8,440
to						
25 Edwards (A.F.B.)	10,332	4.48	2,304	10,670	4.50	2,520
Mojave	2,725	2.71	1,006	2,860	2.70	1,130
Rosamond	2,397	2.71	886	2,550	2.70	1,000
Boron	2,910	2.96	982	2,950	3.00	1,050
California City	1,309	2.07	632	1,650	2.10	840
Rural Area	3,973	2.62	1,514	4,640	2.60	1,900
1- <u>KERN COUNTY</u>	329,162	2.99	110,128	347,095	3.10	119,080
25						
Gr. Bakersfield	184,219	2.97	61,681	195,540	3.00	69,490
Gr. Tehachapi	4,601	3.11	1,478	5,150	3.00	1,820

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1980 Pop./D.U.	D.U.s	1985		D.U.s
				Pop.	Pop./D.U.s	
1. <u>Bitterwater</u>	300	3.00	110	300	3.00	110
2. <u>Taft</u>	14,000	2.60	5,740	13,500	2.60	5,540
Gr. Taft	11,000	2.50	4,670	10,500	2.50	4,470
Gr. Maricopa	900	3.00	320	900	3.00	320
Rural Area	2,100	3.00	750	2,100	3.00	750
3. <u>Maricopa Flats</u>	500	3.00	180	450	3.00	160
4. <u>Los Padres</u>	3,000	1.70	1,880	3,250	1.70	2,030
5. <u>Lost Hills</u>	1,000	3.00	350	1,150	3.00	410
6. <u>Wasco</u>	10,300	3.00	3,650	10,340	3.00	3,710
Wasco	8,800	3.00	3,120	9,000	3.00	3,190
Rural Area	1,500	3.00	530	1,450	3.00	520
7. <u>Delano/McFarland</u>	23,000	3.00	8,170	23,500	3.00	8,340
Delano	16,400	3.00	5,820	16,900	3.00	6,000
McFarland	4,500	3.00	1,600	4,550	3.00	1,610
Rural Area	2,100	3.00	750	2,050	3.00	730
8. <u>Shafter</u>	10,500	3.00	3,730	10,650	3.00	3,770
Gr. Shafter	7,800	3.00	2,770	7,950	3.00	2,830
Rural Area	2,700	3.00	960	2,650	3.00	940

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1980 Pop./D.U.	D.U.s	1985		D.U.s
				Pop.	Pop./D.U.s	
9. <u>Buttonwillow</u>	2,000	2.90	730	1,850	2.90	680
10. <u>Rosedale</u>	7,300	3.00	2,590	8,300	3.00	2,950
Gr. Bakersfield(p) (Greenacres)	4,500	3.00	1,600	5,000	3.00	1,780
Rural Area	2,800	3.00	990	3,300	3.00	1,170
11. <u>Bakersfield</u>	201,000	3.00	71,320	212,500	3.00	75,400
12. <u>Greenfield/Panama</u>	5,000	3.00	1,770	5,500	3.00	1,950
13. <u>Arvin/Lamont</u>	17,000	3.00	6,030	17,250	3.00	6,120
Gr. Bakersfield(p) (Hilltop)	750	3.00	270	770	3.00	270
Gr. Arvin	5,450	3.00	1,930	5,470	3.00	1,940
Lamont	9,000	3.00	3,190	9,200	3.00	3,270
Rural Area	1,800	3.00	640	1,800	3.00	640
14. <u>Glennville/Woody</u>	3,000	2.50	1,280	3,750	2.50	1,600
Gr. Bakersfield(p) (Aztec)	1,500	2.50	640	1,650	2.50	700
Rural Area	1,500	2.50	640	2,100	2.50	900
15. <u>Isabella</u>	7,000	1.70	4,380	7,750	1.70	4,870
16. <u>Walker</u>	600	1.90	340	750	1.90	420

KERN COUNTY
Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	1980		D.U.s	1985		D.U.s
		Pop.	Pop./D.U.		Pop.	Pop./D.U.s	
17.	<u>North Tehachapi</u>	800	3.00	280	1,150	3.00	410
	Gr. Tehachapi (p)	200	3.00	70	350	3.00	120
	Rural Area	600	3.00	210	800	3.00	280
18.	<u>South Tehachapi</u>	7,500	2.90	2,750	8,100	2.90	3,100
	Gr. Tehachapi (p)	5,500	3.00	1,950	6,000	3.00	2,130
	Rural Area	2,000	2.30	920	2,100	2.30	970
19.	<u>Tejon</u>	200	2.30	90	400	2.30	180
20.	<u>Indian Wells Valley</u>	24,000	3.00	8,520	25,500	3.00	9,050
21.	<u>Antelope Valley</u>	27,000	3.19	9,080	28,500	3.14	9,730
to							
25	Edwards (A.F.B.)	11,000	4.50	2,600	11,000	4.50	2,600
	Mojave	3,000	2.70	1,180	3,200	2.70	1,260
	Rosamond	2,700	2.70	1,060	2,900	2.70	1,140
	Boron	3,000	3.00	1,060	3,000	3.00	1,060
	California City	2,000	2.10	1,010	2,350	2.10	1,190
	Rural Area	5,300	2.60	2,170	6,050	2.60	2,480
1- 25	<u>KERN COUNTY</u>	365,000	2.92	132,970	384,550	2.91	140,530
	Gr. Bakersfield	207,750	3.00	73,830	219,920	3.00	78,150
	Gr. Tehachapi	5,700	3.00	2,020	6,350	3.00	2,250

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1990	D.U.s
			Pop./D.U.	
1.	<u>Bitterwater</u>	300	3.00	110
2.	<u>Taft</u>	13,000	2.60	5,330
	Gr. Taft	10,000	2.50	4,260
	Gr. Maricopa	900	3.00	320
	Rural Area	2,100	3.00	750
3.	<u>Maricopa Flats</u>	400	3.00	140
4.	<u>Los Padres</u>	3,500	1.70	2,190
5.	<u>Lost Hills</u>	1,300	3.00	460
6.	<u>Wasco</u>	10,600	3.00	3,760
	Wasco	9,200	3.00	3,260
	Rural Area	1,400	3.00	500
7.	<u>Delano/McFarland</u>	24,000	3.00	8,520
	Delano	17,400	3.00	5,180
	McFarland	4,600	3.00	1,630
	Rural Area	2,000	3.00	710
8.	<u>Shafter</u>	10,700	3.00	3,800
	Gr. Shafter	8,100	3.00	2,880
	Rural Area	2,600	3.00	920

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1990 Pop./D.U.	D.U.s	
17. <u>North Tehachapi</u>	1,500	3.00	530	
Gr. Tehachapi (p)	500	3.00	180	
Rural Area	1,000	3.00	350	
18. <u>South Tehachapi</u>	8,700	2.90	3,330	
Gr. Tehachapi (p)	6,500	3.00	2,310	
Rural Area	2,200	2.30	1,020	
19. <u>Tejon</u>	600	2.30	280	
20. <u>Indian Wells Valley</u>	27,000	3.00	9,580	
21. <u>Antelope Valley</u>	30,000	3.11	10,370	
to				
25. Edwards (A.F.B.)	11,000	4.50	2,600	
Mojave	3,400	2.70	1,340	
Rosamond	3,100	2.70	1,220	
Boron	3,000	3.00	1,060	
California City	2,700	2.10	1,370	
Rural Area	6,800	2.60	2,780	
1- <u>KERN COUNTY</u>	404,000	2.90	147,890	
25				
<u>Gr. Bakersfield</u>	232,100	3.00	82,480	
<u>Gr. Tehachapi</u>	7,000	3.00	2,490	

KERN COUNTY

GENERAL CHARACTERISTICS - 1970 CENSUS

<u>Characteristics</u>	<u>Bakersfield SMSA (2)</u>	<u>Bakersfield</u>	<u>Delano</u>
Total Population	329,162	69,515	14,559
Total Housing Units	110,128	24,512	4,485
Population in Housing Units	323,839	68,574	12,339
Persons per Household	3.2	3.0	3.5
Owner Occupied Housing	59.5%	61.7%	59.0%
White	93.5%	87.8%	
Negro	6.5%	12.2%	
Renter Occupied Housing	40.5%	38.3%	41.0%
White	90.1%	80.6%	98.0%
Negro	9.9%	9.4%	2.0%
Median Number of Rooms	4.8	5.0	4.7
Persons Per Room			
1.00	88.7%	92.8%	83.6%
1.00 to 1.50	7.5%	5.2%	11.1%
1.50+	3.8%	2.0%	5.3%
Owner Occupied			
Median Value	\$ 14,000	\$ 16,500	\$ 14,400
less than \$9,999	23.7%	13.0%	18.8%
\$10,000 to \$14,999	30.2%	27.8%	35.3%
\$15,000 to \$19,999	23.4%	31.1%	24.7%
\$20,000 to \$24,999	10.8%	14.4%	11.6%
\$25,000 to \$34,999	7.9%	9.5%	5.0%
\$35,000 +	4.0%	4.2%	4.6%
Median Rent	\$ 77	\$ 85	\$ 68
Under \$59	26.2%	19.8%	35.0%
\$60 - \$79	26.7%	24.0%	30.5%
\$80 - \$99	16.3%	18.1%	16.7%
\$100 - \$149	22.2%	24.7%	11.0%
\$150 - \$199	4.2%	8.7%	00.8%
\$200+	(1) 0.9%	(1) 1.7%	(1) 00.3%
Rental Vacancy	3.0%	3.2%	3.0%
(1) Balance = No Cash Rent (2) Kern County			

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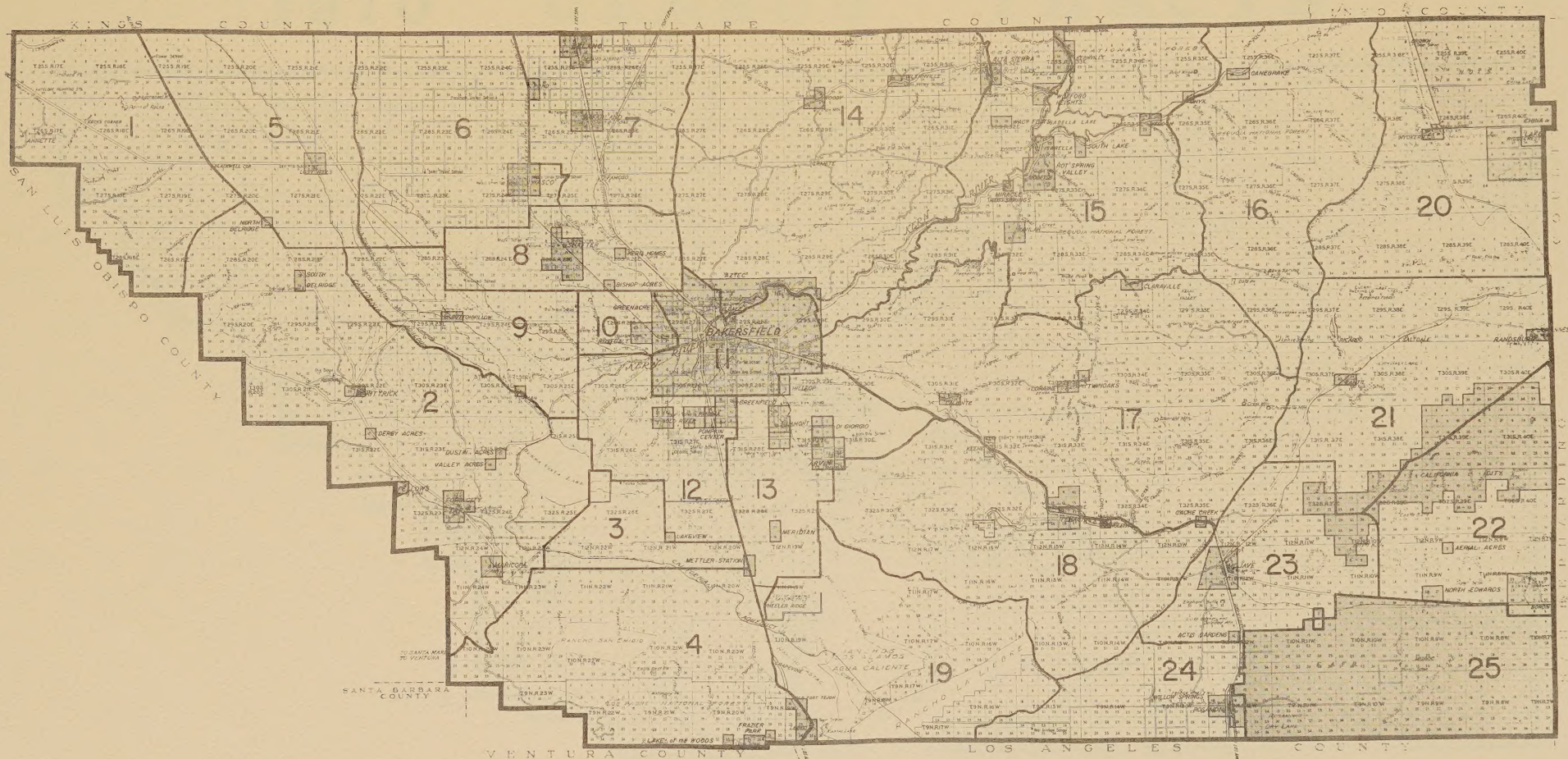
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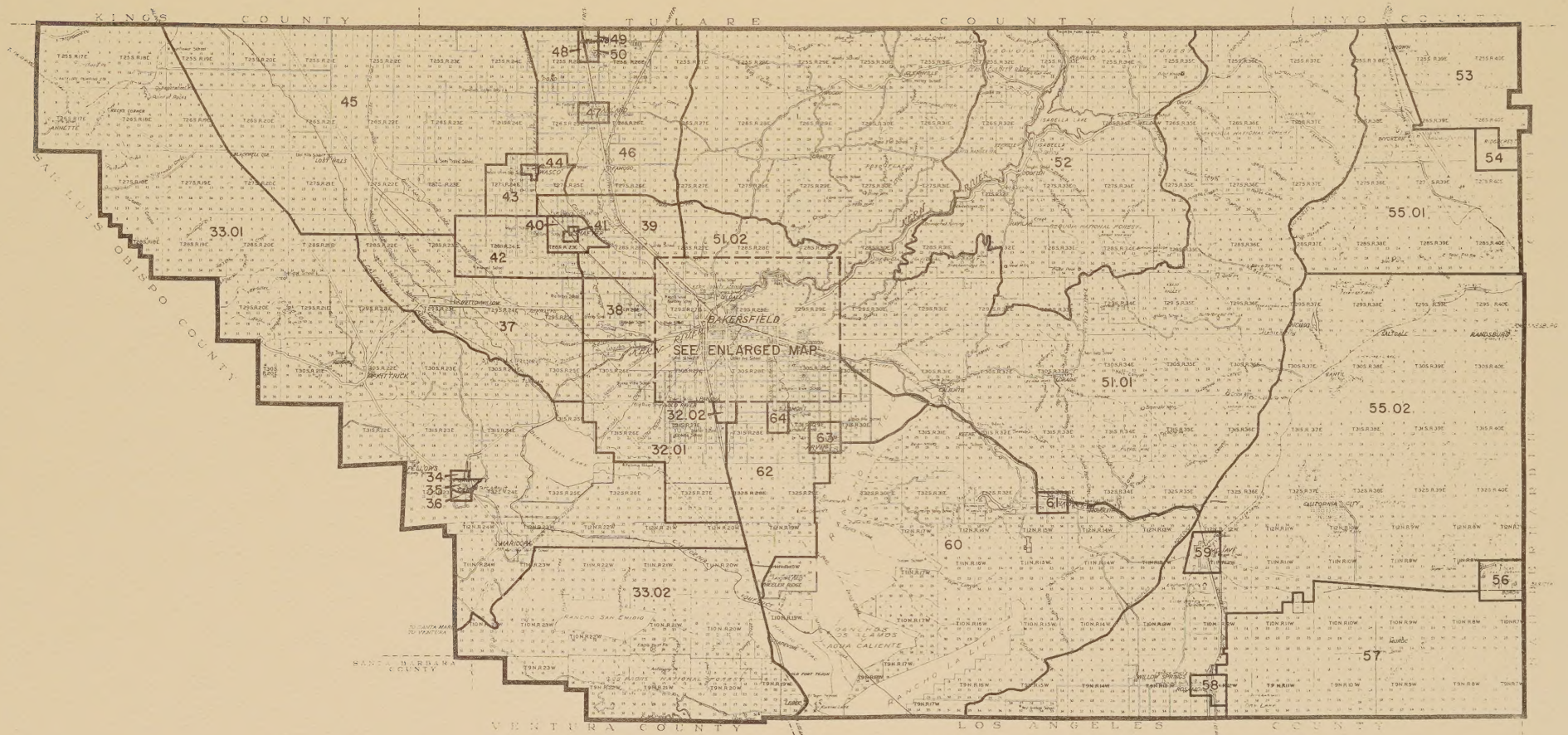
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LOCAL STATISTICAL AREAS



1970 CENSUS TRACTS



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